

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.
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Board of Directors Meeting
Thursday, February 3, 2005

MINUTES

The meeting was called to order at approximately 7:31p.m.

Present were:

Tom McDowell	William Renner	Frank Walsh
Siu Poon	Steven Muse	Clifford Gonsalves

Craig Wilson and William Whitney of Vanguard Management

There were no other attendees.

Mr. Wilson noted that the recording secretary was not expected this evening and that Management had not received minutes from the January meeting.

The meeting was called to order at 7:35p.m.

Homeowner Open Floor:

Tom McDowell noted that he believed that the snow removal services being provided by D&A Dunlevy were going well and that the amount of sand being used on the private streets and alleyways has been in appropriate amounts.

Clifford Gonsalves made note of the difficulty for snow plows to do their job in the Village area due to cars parking along the streets. A discussion ensued concerning the streets being public roadways maintained by Montgomery County and not the Association. Any issue of creating parking restrictions would need to be addressed to Montgomery County.

Meeting Minutes:

There were no minutes for review.

Reports of Officers:

There were no reports.

Reports of Committees:

ARC	There have been no applications for review.
Fountain Hills Condominium	Frank Walsh reported that people were beginning to move back in to the building damaged by fire.
Pool Committee	No report.
Grounds/Landscaping Committee	No report.
Web Site	No report.

Social Committee

No report.

Committee Liaisons

It was agreed to retire all committee liaisons and call upon Board members as needed to work with committees.

Management Report:

• **Concrete Repairs:**

The Board considered bids for the repair of the Association owned sidewalks in the Village area.

MOTION By Siu Poon to award the concrete repair contract to RJ Landscaping at a total cost of \$2,275.00, as proposed, for work during the spring of 2005. The motion was seconded by Bill Renner and passed without opposition.

• **Swimming Pool Rules Review.**

The Board reviewed the pool rules and discussed a number of revisions and clarifications.

- 1) Modify rules regarding eating to reference a designated eating area. Signs will be posted.
- 2) Signs will also included notation that glass is not permitted.

There was a discussion about the rules on no smoking and the possibility of designating a smoking area.

MOTION By Frank Walsh to designate a smoking area in the most out of the way area of the pool deck in an effort to eliminate smoking in front of the pool building. The motion was seconded by Bill Renner and was defeated by a vote of one (1) in favor (Walsh) and five (5) opposed.

MOTION By Siu Poon to designate eating areas inside the pool facility to include the areas beneath the gazebos and the area close to the pool house where the tables have been placed. The motion was seconded by Steven Muse and passed by a vote of five (5) in favor and one (1) opposed (Walsh).

• **Parking on Public Streets in Village Area.**

A homeowner had raised concern about parking, in particular, on Scarlet Mist Way, impeding the flow of traffic. Discussion ensued on this issue and Mr. Wilson noted that care needs to be taken as, if the County were brought in, they may evaluate the problem differently and modify parking in a way that may not be acceptable.

It was agreed that Management will draft a survey for the Village area on this issue for Board to review at the next meeting.

• **Request for Use of Pool Facility by Community Pool Service.**

Community Pool Service requests the use of the facility for annual lifeguard training. Management had presented the indemnification agreement for Board review.

MOTION By Bill Renner to allow use of the pool facility for lifeguard training and orientation subject to the terms of the indemnification agreement and on a date to be determined. The motion was seconded by Siu Poon and passed without opposition.

Old Business:

Bill Renner noted that the lights that he had reported to Montgomery County have not yet been repaired. Management offered the telephone number for the County Department of Public Works & Transportation.

New Business:

• **WMCCAI Conference.**

Management distributed information concerning the annual conference for the Washington Metropolitan Chapter of the Community Associations Institute (WMCCAI).

MOTION By Tom McDowell to fund the cost for any Board member wishing to attend the conference. The motion was seconded by Bill Renner and passed without opposition.

Bill Renner indicated that he would attend. Mr. Wilson noted that he would register any Board member who wished to attend but that he needed to know as soon as possible.

Mr. McDowell asked that Management report on the large delinquencies - over \$1,000.00 - at the March meeting.

MOTION By Bill renner to adjourn the meeting. The motion was seconded by Steven Muse and passed without opposition.

The meeting was adjourned at approximately 8:55p.m.

The next meeting will be on March 3, 2005, at the Up-County Government Services Center.

Respectfully submitted,

Craig F. Wilson, Jr., CMCA[®], AMS[®]
Community Manager, Acting Recording Secretary