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**B. Landscaping Committee**

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Management reported that they received the resignation of their chairperson and one member that no one was able to step into that position yet. The Board requested a notice be placed on the website for this position.

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**C. Pool Committee**

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There was nothing to report.

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**D. Web Committee**

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There was nothing to report.

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**E. Fountain Hills Condominium**

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The Fountain Hills Condominium reported that they had a lively meeting but had no issues to report to the Board.

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**F. Architectural Review Committee**

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There was no meeting this month, but the Committee is continuing to work on integrating the changes to the guidelines. The email discussion regarding the replacement of the garage door was resolved because it was replaced with the same type of door.

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**VI. MANAGEMENT REPORT**

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**A. Legal Opinion on Appointing members to fill vacant Board position**

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The Board discussed this issue.

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Motion: We approve as a board member, Ms. Fair, as recommended by counsel.

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McDowell/PoonVote: 4/0/2

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**B. Resignation of the Landscape Chair**

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The Board dealt with this during the committee reports.

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**C. Security patrol Bid and presentation by Montgomery Security**

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Keith Galster from Montgomery Security discussed security issues and concerns. He presented the Board with various options for security service for the Community. The Board discussed the option of using off duty police officers as well.

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Action: The Board will get other proposals and look at their budget before making a decision.

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**D. Select Pool Management Company**

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The Board reviewed their notes from their interviews with the various pool companies.

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Motion: We contract with Winkler Pools for the management of our pool operation for the next 3 years, subject to our December proposal. Holtzman/Walsh Vote: Unanimous

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**E. Foreclosure Proceeding on 18711-D Sparkling Water Drive**

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The Board reviewed the case of unpaid assessments for this property.

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Motion: To file suit of a money judgment instead of foreclosure for approximately \$850.00, against 18711 Sparkling Water Drive. McDowell/Poon Vote: Unanimous

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**F. Foreclosure Proceeding on 13255 Autumn Mist Circle**

85 The Board discussed the case of unpaid assessments for this property.

86 Motion: That we proceed with a foreclosure procedure for the cost of approximately \$5,000.00 -  
87 \$7,000.00 and will take 4-7 months. McDowell/Holtzman Vote: Unanimous

88 **G. Violation Letter 18800 Porterfield Way**

89 The Board reviewed a letter and pictures for this property. The residents will be receiving  
90 another letter since the issue has not been corrected.

91 **H. Coding of Accounts**

92 The Board discussed how the accounts are recorded on the statement on how money's are  
93 allocated.

94 Action: Management will go over this with the Treasurer individually to clarify this issue.

95 **J. CD Renewal**

96 The Board discussed a 4-year CD that is up for renewal and the best option for reinvesting  
97 the money.

98 Motion: We allow the CD to mature and deposit the funds into our Smith Barney account.  
99 Holtzman/Poon Vote: Unanimous.

100 **V11. UNFINISHED BUSINESS**

101 **F. List of Concerns presented by Mr. Muse**

- 102 • Has contact information for the Board been posted on the website? (Management  
103 directed him to where this information was listed on the website.)
- 104 • He was concerned about the overall cleanliness of the community. (The Board will  
105 discuss this issue in more detail at another meeting)
- 106 • The shopping cart that has been pushed into the stream under the bridge that  
107 connects the Single-Family and Condominiums be removed. (Management did  
108 meet with the store manager about the cart, but will follow-up with it again.)

109 Action: Management will call Giant Foods again to ensure the cart is removed.

- 110 • Concerned about the litter, safety and condition of the Tot Lot on Tivoli Fountain  
111 Court. (This Tot Lot was recently inspected for safety and is in the budget to be  
112 updated.)

- 113 • Requested he be reimbursed for the purchase of cleaning supplies he provided on  
114 behalf of the community.

115 Motion: To reimburse Mr. Muse \$25.00 for cleaning supplies. Poon/Holtzman Vote: Unanimous

- 116 • He was concerned that the parking situation on Lake Geneva Way and  
117 Mediterranean Way was getting worse and requested a copy of the towing  
118 contract.

119 Action: Management will get a copy of the towing contract to Mr. Muse.

- 120 • He requested Vanguard be more consistent with plain view violation inspections.  
121 • He requested a copy of Vanguard Management's contract.

122 Action: Management will meet with Mr. Muse to let him review Vanguard Management's  
123 contract.

124 A Board member added that he shared some of Mr. Muse's concerns and asked that  
125 Management assist the Board by paying particular attention to Lake Geneva and if an  
126 opportunity allows to conduct a walk through concerning the issues brought up list  
127 provided by Mr. Muse. Also that we examine the issue of how to address situations  
128 occurring outside of business hours.

129 **V111. NEW BUSINESS**

130 A Board member brought up the following ideas to be considered at a later meeting; could  
131 we developing a process for notifying Management when a home is rented, and/or create a  
132 registration application for renters to fill out for a minimal fee.

133 **1X. ADJOURNMENT**

134 There being no additional business the Board meeting adjourned at 9:25 p.m.

135 Motion: To adjourn the meeting at 9:25 p.m. Poon/ Kalamar Vote: Unanimous

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Respectfully Submitted,

Erin Barry, Recording Secretary

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Fountain Hills Community Association, Inc.  
Motion List  
February 7, 2008

- Motion: To table reviewing the minutes of January 3, 2008, until the next meeting.
- Motion: We approve as a board member, Ms. Fair, as recommended by counsel.  
McDowell/PoonVote: 4/0/2
- Motion: We contract with Winkler Pools for the management of our pool operation for the next 3 years, subject to our December proposal. Holtzman/Walsh Vote: Unanimous
- Motion: To file suit of a money judgment for approximately \$850.00, against 18711 Sparkling Water Drive. McDowell/Poon Vote: Unanimous
- Motion: That we proceed with a foreclosure procedure. McDowell/Holtzman Vote: Unanimous
- Motion: We allow the CD to mature and deposit the funds into our Smith Barney account.  
Holtzman/Poon Vote: Unanimous.
- Motion: To reimburse Mr. Muse \$25.00 for cleaning supplies. Poon/Holtzman Vote: Unanimous
- Motion: To adjourn the meeting at 9:25 p.m. Poon/ Kalamar Vote: Unanimous

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Fountain Hills Community Association, Inc.

Action List  
February 7, 2008

- Action: The Board will get other proposals and look at their budget before making a decision.
- Action: Management will go over this with the Treasurer individually to clarify this issue.
- Action: Management will call Giant Foods again to ensure the cart is removed.
- Action: Management will get a copy of the towing contract to Mr. Muse.
- Action: Management will meet with Mr. Muse to let him review Vanguard Management's contract.

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## Residents in Attendance

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Nick Mahabir

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Mr. Muse

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