

Corrected as approved on February 7, 2013

**Fountain Hills Community Association  
Board of Directors Meeting  
January 3, 2013**

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Services Center on Thursday, January 3, 2013 at 7:30 p.m.

**Board Members Present:**

Nicolm Mahabir, President  
Sue Adamkiewicz, Vice President  
Harry Matchett, Treasurer  
Frank Walsh, Secretary  
Tom Brennan, Director  
Siu Poon, Director  
Phil Suter, Director

**Also Present:**

Stephon Collins, Community Manager  
Ruth Ann Allen, Recording Secretary

**Homeowners Present:**

Melissa Amaya, 13438 Rising Sun Lane  
Steven Muse, 19904 Porterfield Way  
Vernard McBeth, 13108 Lake Geneva Way

**A. CALL TO ORDER**

The January 2013 Board of Directors Meeting was called to order by Nicolm Mahabir at 7:33 p.m.

**B. COMMITTEE REPORTS**

1. Architectural Review Committee

It was noted that Melissa Amaya, 13438 Rising Sun Lane, has expressed interest in joining the ARC. Ms. Amaya will be put in touch with the ARC Chair and Board liaison for information on the ARC.

The Board noted that members for the ARC have not been appointed for 2013. Management stated that once the names of those on the ARC have been submitted, the members can be appointed for 2013.

**C. HOMEOWNER OPEN FORUM**

No comments were received from the homeowners present.

**D. MANAGEMENT REPORT**

1. Pool Management Proposals

Management provided the Board with five (5) proposals for pool management for 2013. The Board discussed the options for changing pool contractors or remaining with RSV Pools. It was noted that the only issue last summer with RSV Pools was having the pool ready by opening day, and hopefully this can be improved this year by meeting with RSV Pools earlier to discuss any issues that need to be addressed. The running of the pool went very well, and Board members suggested remaining with RSV Pools for 2013.

Management stated that RSV Pools had received their final check for the season with the money for the winterization repairs held back, and there has been no response from RSV Pools.

The Board requested that RSV Pools come to the Board meeting in February or March to discuss the expectations for the 2013 pool season.

**MOTION:** (Phil Suter/Tom Brennan) Accept the pool management proposal from RSV Pools for the 2013 pool season for \$66,962.00.

**Vote:** Motion Passed - Unanimous

2. Fountain Maintenance

It was recommended that the community stay with Community Pools for maintenance of the fountain, as there were no issues.

**MOTION:** (Phil Suter/Tom Brennan) Accept the proposal from Community Pools for the 2013 fountain maintenance for \$4,200.00.

**Vote:** Motion Passed - Unanimous

3. New Towing Signs

Management stated that the new towing signs will be installed next Wednesday, January 9, 2013 by G&G Towing. It was noted by Board members that, with the suspension of towing, the rules regarding parking of commercial vehicles have not been followed. The Board requested that a notice be placed on the website stating the date when towing will be reinstated.

4. Request for Waiver of Late Fee

The homeowner of 18711 Sparkling Water Drive, Unit N, requested a waiver of \$55.00 in late fees. The Board discussed the options for waiving of the late fees.

**MOTION:** (Sue Adamkiewicz/Siu Poon) Waive \$5.00 of the \$55.00 late fees.

**Vote:** Motion Passed - 2 ayes/0 nays/4 abstentions (Brennan, Matchett, Suter, Walsh)

**E. MINUTES**

1. December 6, 2012 Board of Directors Meeting Minutes

**MOTION:** (Phil Suter/Tom Brennan) Accept the December 6, 2012 Board of Directors Meeting Minutes as amended.

**Vote:** Motion Passed - Unanimous

2. December 6, 2012 Closed Meeting Minutes

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**MOTION:** (Phil Suter/Tom Brennan) Approve the minutes of the December 6, 2012 Closed Meeting as submitted.

**Vote:** Motion Passed - 6 ayes/0 nays/1 abstention (Walsh)

#### **F. NEW BUSINESS**

1. Betson Lawns Etc., Inc. Proposal

Management provided information to the Board on a proposal from Betson Lawns for picking up trash on common areas and parking areas. The Board noted that usually the grounds maintenance contractor picks up trash on the common areas. The Board also discussed the possibility of having volunteers pick up trash in the community on a regular basis.

2. Tree Work

Management stated that Lee's Tree Service will work on trees in the community on Thursday, January 11, 2013.

#### **G. CLOSED MEETING**

**MOTION:** (Phil Suter/Siu Poon) Move into Closed Meeting at 8:04 p.m.

**Vote:** Motion Passed - Unanimous

**MOTION:** (Nicolm Mahabir/Siu Poon) Adjourn the Closed Meeting at 8:47 p.m.

**Vote:** Motion Passed - Unanimous

#### **H. RESULTS OF THE CLOSED MEETING**

The Board conducted a Hearing, received updates on the pending CCOC cases, and were advised of a change to Maryland Law.

#### **I. BOARD DISCUSSION OF HEARING**

The Board discussed the request of the homeowner of 19904 Porterfield Way to rescind the plain sight violation for trash or recycling container in public view on non-collection days.

**MOTION:** (Nicolm Mahabir/Tom Brennan) Deny the request of 19904 Porterfield Way to rescind the plain sight violation for trash or recycling containers in public view on non-collection days.

**Vote:** Motion Passed - Unanimous

#### **J. JULY 2013 BOARD OF DIRECTORS MEETING**

The July 2013 Board of Directors Meeting will be held on Tuesday, July 2, 2013.

#### **K. ADJOURNMENT**

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**MOTION:** (Phil Suter/Siu Poon) Adjourn the Board of Directors Meeting at 8:50 p.m.  
**Vote:** Motion Passed - Unanimous