

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.
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Board of Directors Meeting
July 3, 2003

MINUTES

The meeting was called to order at approximately 7:30pm

Present were: Steve Kannry, Frank Walsh, Tom McDowell, William Renner, Charles Butler, Siu Poon, and James Caddell. Craig Wilson, Bob Brunelle from Vanguard and Carol Koch-Worrell, Recording Secretary.

Approximately 4 homeowners

Homeowner Open Floor:

William Renner pointed out situations with recycling bins being kept on porches, a real estate sign that needs to be removed now that the house is sold.

Steve Kannry and Charles Butler noted problems with the mowing service. Craig indicated that they call immediately to determine who was mowing on that given day.

Charles Butler was happy with the replacement of two dead trees and new parking lines. Craig reported that Centex was responsible for those items.

Mrs. Bashwani from Geneva Way reported that the parking is still an issue and that the police have started to ticket for parking over the sidewalk at the end of one's driveway. Craig stated that she should have received a letter regarding the new towing policy. Steve asked that a liaison police officer attend the next meeting.

Jim Gribble, who came to discuss the tree removal at the side of his home, stated that he stands by his email. (This issue is discussed later in the meeting)

Guest: None

Meeting Minutes: William Renner moved to approve the minutes from June 5th (with changes) and Siu Poon seconded the motion. All were in favor. Charles Butler moved to approve the March 6th Board meeting and Executive Session minutes. Steven Kannry seconded the motion and all were in favor.

Reports of Officers/Directors: None

Reports of Committees:

ARC – There was an appeal to the 5-ft. rule on a deck and 12 applications total. Two were denied due to lack of detail.

Web Site – They are coming up with new ideas and re-writing as necessary. They have approximately 4 members now.

Pool Committee - This committee met June 26th. There is a concern for eating space and allowance at the pool. Rule 12 (J) prohibits consuming of food of any kind in the pool area. Craig will look into the cost of painting on the deck to designate an eating area as this is the county

code, and/or getting some of the current grass area covered with concrete to create an eating area.

Mrs. Bashwani indicated that the guards are very good this year, however, one (Jeff) doesn't know how to swim in her opinion. There are 2 "limited English speaking" guards that have been on the same rotation. There should always be one fully English speaking guard available per rotation.

The condominium areas are still getting run off water from the pool into some of the homeowner's back yards. Craig stated that this is part of the deck drainage system. The chlorine is not an issue as it evaporates quickly. There is not an inexpensive way to resolve this issue at the moment. Craig will place a sign on Fountain Club CT. stating that there is NO POOL PARKING in this area. Steve will get a firm request from the pool committee regarding pool furnishings for shade-etc.

Grounds/Landscaping Committee. – No meeting was held. Tentative meeting scheduled for July 24th. They are still looking for a chairperson to replace Kris Devine.

Social Committee – This committee met June 19th with 6 attendees. They are trying to organize individual block parties and fundraisers as well. Their next meeting is July 24th at the Community Center at 7pm. Craig reminded them to get permits from the park for their picnic space. The "Welcome" packets are not going out yet.

Newsletter – Vanguard is now in control of the newsletter at an extra cost.

Fountain Hills Condominium – The water coming down from drainage of the pool deck as discussed in the pool committee report and it was again reported that people are still parking on condominium property to use the pool.

THNAC - None

SFNAC - None

Management Report:

MOTION- By Tom to approve monument sign improvement from Gardner's for all 6-monument signs at a total cost of \$1495. Motion seconded by James, all in favor, motion carried. Note: There will still be 18 inches of "red" after the monuments are lowered.

MOTION- By Tom to defer removal of trees near Jim Gribble's home until we tell Mr. Gribble what we plan on doing, if and when we remove the trees. William seconded the motion, all members in favor. Motion carried.

Craig suggested that an arborist or landscape architect could be hired to consult on this issue. The MD Extension service was mentioned by Bob as a possible contact for help in this area. Craig will check out this issue further.

MOTION- By William to approve the appealed ARC request that allows for 3 ft. vs. the normally allowed 5 ft. clearance from the deck to the property line. Siu seconded the motion and all members were in favor.

Craig will make sure that Tom knows this application was approved. Note: This motion passed because there is nothing behind the house but open space.

MOTION- By William to write off \$889 for a delinquent homeowner facing bankruptcy but to send him a letter of good faith request for the money. Charles seconded the motion and all members were in favor.

New Business:

William pointed out that the Fountain is being fixed, the trees have been pruned, and that there is an uneven sidewalk issue on Fountain Hills Dr. Craig made the board members aware of a county web site that one can utilize to notify the city regarding the sidewalk issue.

Steve mentioned an exposed wire on Rushing Water Way as well as an uneven sidewalk issue there as well.

Craig will check on the fire lane issues as well as the possible re-painting of the fire lanes.

Craig will ask for a copy of a day care license from the homeowner at 13449 Rushing Water Lane.

Frank notified a homeowner that had a dog complaint with the proper contact regarding that issue.

Craig will look into the 6 townhomes that are in arrears for more than \$500.00. William will email Craig with questions regarding the budget. Craig stated that the association is in favorable condition regarding the budget but will give a detailed update at next month's meeting as requested by Tom.

MOTION TO ADJOURN: - By Charles, seconded by William and Tom. All members were in favor.

The meeting was adjourned at 9:00 pm.

The next meeting will be on August 7th at the Up-County Government Center.

Respectfully submitted,

Carol Koch-Worrell, recording secretary