

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.
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Board of Directors Meeting
Thursday May 1, 2003

MINUTES

The meeting was called to order at approximately 7:40pm

Present were: Charles Butler, James Caddell, Steve Kannry, Frank Walsh, Tom McDowell, Siu Poon,
-From Vanguard-Craig Wilson, Bob Brunelle, Carol Koch-Worrell
Absent were: William Renner

Approximately 4 homeowners

Homeowner Open Floor:

A homeowner from 19025 Noble Oak pleaded with the committee regarding a \$25 fine that he received due to his inability to remove yard waste from his property in a reasonable time period. He stated that his son had been ill and that the yard waste removal had been put on a non-priority list due to his son's illness.

Tom Hill, of 13226 Lake Geneva Way came to note that there were inadequate wood chips at the tot lot, that the mulching done by the landscaping company is unacceptable, and that the HOA manual is incorrect or needs clarification in many circumstances. He also wants better communication between the Board and the homeowners regarding the parking decision.

Steve Kannry noted that the mowing has been rough on Rushing Water Way. He also said "Thanks" for re-positioning the SWM signs.

Charles Butler is generally displeased with the new landscaping company and regrets going with A&W. He noted two dead trees in the common area behind his home as well as a noticeable lack of mulch. He also stated that the re-positioning of signs is very good.

Guest: Rob Smith of Community Pool Service was to attend but was unable to do so.

Meeting Minutes:

Approval of April, 2003 meeting minutes: Charles Butler made a motion to approve the minutes and Steve Kannry seconded the motion. The meeting's minutes were unanimously approved.

Reports of Officers/Directors: none this evening

Reports of Committees:

ARC: James Caddell reported 4 approvals and 1 disapproval due to the extensive depth of the proposed deck in this application. He also noted that the ARC is up to 4 active members with a few more prospects.

Web Site : Siu Poon will forward the calendar to Management for inclusion on the website.

Pool Committee : Will meet May 10th at 10am (guard orientation day). Steve Kannry says they have a small but observant committee. The pool opens May 24th. The pool inspection is May 9th at noon. One ladder step is broken, he mentions that the association should consider getting new ladders in the fall. Frank Walsh noted that the pool was being drained down the condo parking lot at Club Plaza Court.

Grounds/Landscaping Committee: Chris Devine would like more money to spend. The next meeting will be held around the 25th of May. Craig and Tom will meet with Chris. Chris is looking for a new person to take over in August.

Social Committee: This committee met on 4/17. May 15th is their next meeting. Bill Renner posted information on the upcoming picnic. They have assembled a welcome packet to be given to new homeowners. Siu Poon will give a sample of this packet to Craig Wilson and he will forward all new homeowner information to Siu Poon.

Newsletter Craig Wilson will complete the current newsletter. – To include a note regarding construction vehicle parking. There are 4 members on this committee and the newsletter is 85% complete. Craig is waiting for some Landscaping information to finish the newsletter.

Fountain Hills Condominium: Frank Walsh stated that they are “this close” to a settlement with Pulte on balcony repairs. Club Plaza Ct. and Little Star to clean up sand “ourselves”. Please place a note in the newsletter concerning ~~construction~~ vehicle parking on Club Plaza Court as this is a condominium parking area only.

THNAC- No Report.

SFNAC: No Report.

Management Report:

1. 1. Lake Geneva Way Parking- There needs to be a mechanism for enforcement regardless of the proposed solution.
 - A. Notice on vehicle with 48 hour warning time before towing
 - B. 14-16 signs needed that are legible from every space
 - C. Towing cards distributed to residents as a means of expediting the towing procedure.

MOTION- Charles Butler proposed auditing current assigned parking with a self-policing procedure as well as the 14-16 suggested signs. Second by Steve Kannry. All in favor.

MOTION-Charles Butler made a motion that Tom McDowell seconded to leave the spaces as they are without re-numbering them. 4 in favor, 2 opposed (James Caddell and Frank Walsh)- Motion has been carried.

Craig Wilson will send a brief letter to residents describing that action is being taken and explaining that there will be more details to follow in the near future

2. Legal retainer (#11) Previously approved subject to the attorney removing the indemnification paragraph. This has been removed.

3. Correspondence re: 13505 Hamlet Square Ct. (#18.a.iv.) The issue raised was in regards to rocks place on either side of the homeowner's neighbors' driveway. The issue was noted and not found objectionable.

4. Correspondence re: 19021 Noble Oak Drive (19 a.) The issue was raised regarding access to extra guest passes for this family due to the special needs of the children, as they are deaf.

MOTION- By Steve Kannry to allow 2 more guest passes for this season only. Siu Poon seconded the motion and it passed unanimously.

5. FY 2004 Operating Budget (#20)

MOTION-To approve as presented by Charles Butler, Tom McDowell seconded the motion. Frank Walsh questioned the fee hike necessity. The Motion was unanimously approved.

6. By Law Amendment (#13) It was noted that this would require 10% of the community. Propose the By Law Amendment with the next Annual Meeting notice.

New Business:

Motion- By Charles Butler to reconsider and waive the fine assessed to Mr. Ghosh at 19025 Noble Oak. Steve Kannry seconded the motion, 2 in favor, (Charles Butler and Steve Kannry), 4 opposed. Mr. Ghosh will be required to pay the fine.

Frank Walsh raised a question regarding fire lane signs. Craig Wilson will look into the matter of adding additional signs at Little Star and Clopper Road entrance.

MOTION TO ADJOURN: - By Charles Butler, Siu Poon seconded, all in favor.

The meeting was adjourned at 9:35pm.

The next meeting will be on June 5, 2003 at the Up-County Government Center.

Respectfully submitted,

Carol Koch-Worrel
Recording Secretary