

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

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

September 4, 2003

MINUTES

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

Present were: Tom McDowell, William Renner, Siu Poon, James Caddell, Steve Kannry, Craig Wilson and Bob Brunelle of Vanguard Management and Carol Koch-Worrell, Recording Secretary.

Approximately 4 homeowners

Homeowner Open Floor:

Kristine Divine called attention to a grate in the alley behind Porterfield Way that has been installed upside down. She also pointed out a curb box that is broken and the ground around it is sunken in. Craig Wilson stated that Vanguard will call WSSC as a first step and assess the sunken in area secondly.

Steve Kannry offered some photos to show the mowing complaints; he stated that the light is out on the third pole outside the pool area. Steve also noted that some of the No Trespassing signs have fallen.

William Renner questioned the functioning of the fountain. In the Village area.

Meeting Minutes: Motion to approve the meeting minutes from August 7th by Tom McDowell, seconded by William Renner, all in favor.

Reports of Committees:

ARC –Tom Deckard stated that his committee had 8 applications last month. (5 deck apps. sliding glass door, 1 patio, and 1 fence) All of the 8 applications were approved excluding the deck application which was lacking a plat.

Craig Wilson stated that the application for a patio by Mr.Ali is still incomplete and there was some discussion as to why this is and how to resolve the issue. Bill Renner recommended that the Board send an example of a plat to Mr.Ali.

Tom McDowell asked that a bold colored reminder be sent out to all homeowners to please apply for their project before they begin work on their homes.

Web Site – Bill Renner informed the Board that Rick Morris is now the web master for the community. Rick has made many improvements already. All information for the web site, from the board can still be given to Bill.

Pool Committee-Steve Kannry informed the board that Leslie Soto will be the new chairperson for the pool committee. He also asked if the remaining repairs to the toilets and the baby pool latches have been made. Craig Wilson will take care of checking on these repairs. Steve Kannry

also stated that 4 sets of parents came to his meeting to express their thanks for a great season this past summer.

Grounds/Landscaping Committee. – Kris Devine and Jennifer Brill represented the landscaping committee. They expressed a need for a new chair for their committee. Kris also pointed out some necessary items that the landscaping committee requests attention to. (These items are further discussed as new business.) Their next meeting is September 15th.

Social Committee-Siu Poon reported that this committee met on August 21st and had 5 attendees. They are in need of volunteers for the September 20th picnic that will be held at the field by the pool from 12-4. They also have reserved 10 lanes at the bowling alley on Clopper road for a community bowling party to be held on October 18th. Bumper bowling will be available for the children and the committee asks that all people interested in attending please RSVP in advance. A notice regarding both of these parties will be placed in the newsletter by Management.

Newsletter- Management will send out the newsletter next week.

Fountain Hills Condominium – Frank Walsh had e-mailed other Board members as he couldn't attend this evening.

SFNAC - Linda Deckard shared a need to share meeting space with another committee. Craig Wilson stated that if the time is discussed, this should not be a problem. She also asked that the sofa sitting near the community be removed as it is an eyesore

Management Report:

MOTION- Tom McDowell made a motion to approve the new towing/parking policy for Lake Geneva Way and Mediterranean area. Bill Renner seconded the motion and all members were in favor.

MOTION- Tom McDowell made a motion to accept the bid from Jeter Paving to re-number and stripe the parking spaces in the Mediterranean and Lake Geneva Way area. After a second to the motion by Siu Poon, all members voted in favor.

MOTION- Bill Renner made a motion to accept a \$4015.00 bid from AW to landscape the 3 storm water ponds. Tom McDowell made a second to this motion. After some questions brought forward by Steve Kannry, on his behalf as well as for Frank Walsh, regarding the timeline of this work as well as other concerns regarding this work as a proposal versus a work order, the Board vote was 4 in favor and 1 opposed (Kannry)

MOTION- Bill Renner made a motion to approve \$17,840.00 expenditure for repairs to be made to the pool. These repairs include: 1 Sand Filter Re-Charging 2. New Aluminum Ladders 3. Re-Setting of Coping Stones Steve Kannry made a second to the motion and all Board members were in favor.

New Business:

Landscaping Committee Issues and Requests (previously mentioned under the committee reports as well as the management report)

1. An expenditure of \$4015.00 to plant around the 3 storm water management ponds.
2. Re-landscaping the entrances, in phases if necessary. Craig Wilson will get estimates on having this work completed.

3. Placing the functioning of the storm water management ponds as a priority.-Craig Wilson offered that, currently, AW is responsible for weeding and maintaining the ponds but that they are awaiting an inspection from the county to be sure of what other changes are required.
4. Preventative maintenance for pests-etc.... Craig Wilson explained that AW does, and will continue to, maintain this work as part of their contract.
5. Centex repairs- Craig Wilson explained that some of this work is still being completed.
6. Obtaining a bid to re-locate the pine trees at the cemetery- Craig Wilson pointed out that this would cost more than obtaining and planting new, similarly sized pines.
7. Having AW report on dead plant material they find- Craig Wilson said that he recently reiterated this need to AW and he expects that AW will take care of dead plant material by removing it and reporting the information to Vanguard.

Board Control of Expenses – Frank Walsh, via email, and Steve Kannry questioned the control of work orders . Craig Wilson stated that there have been no undisclosed expenditures except a previously discussed Mr. Wilson then distributed a copy of the previously discussed work order from May, 19th. He also made it clear that all invoices are available for viewing at the Vanguard office at anytime but that copying them or listing them additionally would require much time, and therefore added expense to the board. Steve Kannry asked about the \$1000.00 limit that Vanguard has, questioning if it could be lowered. Craig Wilson explained that any non time sensitive expenditure is brought before the Board for approval.

Building a Community Center – Steve Kannry asked the board to entertain the idea of augmenting the community with a community center to be built adjacent to the pool. Craig Wilson explained how MD Park and Planning may take issue with the space allowed and that the expense could be in excess of \$50,000.00 just to prepare a site plan and get an architect to begin work on the project .He also explained that, typically, a site plan is maximized at its initial development. Bill Renner appreciated the idea but agreed with Craig Wilson concerning the expense involved. He also did not wish to see the community have to undertake such a huge project and expense.

October Meeting – Craig Wilson reminded the board that the Annual Meeting is in October. The Neighborhood Council and Board Elections are this year as well.

Unfinished Business – Tom McDowell made a motion to allocate a parking space for Mr. Shields. Bill Renner made a second to the motion and all members were in favor.

MOTION TO ADJOURN: - by Bill Renner, second made by Tom McDowell. All members were in favor.

The meeting was adjourned at 9:20 pm.

The next meeting will be on October 2, 2003 at the Up-County Government Center.

Respectfully submitted,
Carol Koch-Worrell
Recording Secretary