

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

**c/o Vanguard Management Associates, Inc.
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BOARD OF DIRECTORS MEETING

Thursday, April 1, 2004

MINUTES

The meeting was called to order at approximately 7:30 p.m.

Present were:

Tom McDowell	James Caddell	Siu Poon	William Renner
Charles Butler			

Craig Wilson and David Bossler of Vanguard Management

Jenn Brill, resident, Landscaping Committee

Also present were homeowners Aref Enayetullah of 13329 Rushing Water Way and Susan Kim

Homeowners Open Forum:

Mr. Enayetullah of 13329 Rushing Water Way reported that within 20 minutes of the scheduled 10 a.m. trash pickup from the near-by condominium trash corral he witnessed a large piece of carpet being left which subsequently caused others to be unable to place their trash in the corral. Tom McDowell stated that the matter would be addressed in more detail later in the meeting.

Susan Kim requested permission to close in her backyard with fencing and a gate to line up with the pre-existing fencing of her neighbors. Tom McDowell stated that the matter would be discussed under New Business and that Ms. Kim would be notified of the board's final decision.

Meeting Minutes:

Regular Board Meeting of March 4, 2004

MOTION: By Bill Renner to approve the minutes as revised. The motion was seconded by Tom McDowell and was passed without discussion or opposition by the officers present.

Reports of Officers:

Siu Poon reported that there had recently been three incidents of tires being slashed. On all occasions police reports were filled. Bill Renner brought up the possibility of a neighborhood watch. Discussion was made about hiring a patrolman. Craig Wilson stated that that was possible but expensive and that a flier could be sent out regarding a neighborhood watch. Tom McDowell requested more information before making any final decisions.

Report of Committees:

Fountain Hills Condominium No Report

Grounds/Landscaping Jenn Brill reported that a walk thru was performed with David Bossler of Vanguard and Mark Ryba of D&A Dunlevy. Small items needing attention were marked and a list is being compiled and will be prioritized. Most planting is expected to begin in the fall. Currently there is \$5000 remaining in the budget. Main concerns included the entrances and balancing of the soil pH which will require replanting also to take place in the fall.

ARC No report.

James Caddell reported that he made an attempt to attend the meeting scheduled for March 25, 2004 but no one was present.

Siu Poon will be in contact with Colin St. Martin of Vanguard regarding pending homeowner architectural requests.

Charles Butler requested that Vanguard contact the committee chair.

Web Site Bill Renner reported that committee information has been requested to be put on the site.

Pool Committee No report.

Social Committee No report.

Management Report:

- **Grounds Maintenance** Fertilization and weed treatment of the stormwater management pond areas requested by the Landscaping Committee. The cost at projected by D&A Dunlevy would be \$1,800 to treat all pond areas four times over the next year.

MOTION: By Tom McDowell to accept the bid from D&A Dunlevy. The motion was seconded by Siu Poon and passed without discussion or opposition by all officers present.

- **Trash Corral Removal** Written approval has been received from MNCPPC allowing for the removal of the trash corral located on Rushing Water Way. Correspondence will be made with the management company for the condominiums regarding the action and the additional trash pick-up.

Tom McDowell suggested a letter be sent to townhouse residents notifying them of the change and reminding as well that the additional pick-up is to serve only the condominiums.

Charles Butler raised concern over an email sent by Frank Walsh that halted the motion previously passed in the March Board meeting regarding this issue stating that Mr. Walsh's actions were inappropriate and that a motion should not be halted once it had been passed by the board.

Bill Renner agreed saying that a motion should be stopped only if it violates the law and/or the HOA ordinances.

- **13400 Fountain Club Drive** Issues concerning the landscaping of the resident's property have been raised due to the fact that the house was previously used as the model home for the community. Currently a row of juniper bushes is in decline and the resident desires they be taken care of. D&A Dunlevy proposed removal of the bushes and the spreading of grass seed at a cost of \$900.

MOTION: By Charles Butler to accept the proposal from Dunlevy to remove the bushes but to lay sod as opposed to seed. The motion was seconded by Tom McDowell and passed without discussion or opposition by all officers present.

- **13251/53 Autumn Mist Circle** Previous complaints from the resident of 13251 Autumn Mist Circle regarding the landscaping or lack thereof of her neighbor at 13253. All complaints have been resolved and upon discussion it was decided that there is currently no violation occurring.

Tom McDowell suggested a letter be written to the resident of 13253 Autumn Mist Circle proposing the HOA would be willing to sod the area in question for a fee.

- **Preseason Pool Repairs** The pool facilities were inspected and maintenance/repair needs were identified. The total cost as given by Community Pool Service Inc. is \$7,995.90. The only concern was with the cost of the diving board.

MOTION: By Siu Poon to approve the proposal from Community Pool provided the price of the diving board be changed to \$1975. The motion was seconded by Tom McDowell. Discussion was made by Bill Renner that the motion should be amended to state that the cost would not exceed the original estimate. The motion was passed without further discussion or opposition by all officers present.

- **Community Meeting Room** The meeting room at the pool is completed with the exception of the lock which will cost approximately \$930 to install.

MOTION: By Tom McDowell to approve the expenditure for the lock. The motion was seconded by Siu Poon and was passed without discussion or opposition by all officers present.

- **Fountain Re-Plumbing**

MOTION: By Charles Butler to accept the proposal previously discussed in the January Board meeting given by Community Pool with the cost not to exceed \$10,000. The motion was seconded by Siu Poon and was passed without discussion or opposition by all officers present.

- **Fee Waiver Request** Correspondence was made with the homeowner of 13521 Niagara Falls Court requesting the waiver of late fees and collection costs. Discussion was made that in order to grant this request the homeowner must first provide proof of payment of dues in the form of a cancelled check otherwise he must pay the late fee of \$45.

MOTION: By Tom McDowell to deny the request and not waive the fees. The motion was seconded by Charles Butler and was passed without discussion or opposition by all officers present.

- **Audit Engagement** A proposal was submitted by Jody Valardo, partner with DeLeon & Stang, for continuing the audit engagement for the fiscal year 2004 and 2005. The estimated fee was \$2000.

MOTION: By Siu Poon to accept the proposal for the audit engagement. The motion was seconded by Charles Butler and was passed without discussion or opposition.

New Business:

- **ARC**

MOTION: By Tom McDowell to approve the request submitted by Susan Kim so long as the proposed fencing matches with the preexisting fence line. Discussion was made by James Caddell that the motion also

state that the fence be no more than six feet high and be within the property line. The motion was seconded by Bill Renner and was passed without further discussion or opposition.

- **Budget Fiscal Year 2005** The Single Family HOA dues will be raised from \$46 to \$47.10 beginning June 2004. Discussion was made about raising it to an even \$48 as well as providing homeowners with justification for the increase. The Townhouse dues on the other hand will be rounded down by \$.10.

MOTION: By Tom McDowell to publish the 2005 Budget with changes. The motion was seconded by Bill Renner and was passed without discussion or opposition by all officers present.

MOTION: By Tom McDowell to adjourn. The motion was seconded by Charles Butler and passed without opposition.

The meeting was adjourned at 9:30 p.m.

The next meeting will be on Thursday, May 6, 2004 at 7:30 p.m. at the Up-County Government Services Center.

Respectfully submitted,

Lydia C.E. Schairer
Recording Secretary