

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.
P.O. Box 39 • Germantown, Maryland 20875-0039
(301) 540-8600 • Fax (301) 540-3752

Board of Directors Meeting
Thursday, April 7, 2005

MINUTES

Meeting was called to order at approximately 7:57p.m.

Present were:

Tom McDowell	William Renner	Siu Poon	Frank Walsh
Steven Muse			

Craig Wilson and William Whitney of Vanguard Management

Rob Smith, et al of Community Pool Management

Absent were:

James Caddell and Clifford Gonsalves

Community Pool Service:

Rob Smith reported that the pool is approximately 85% staffed and they are looking for a manager. The manager from last year is not available for this year. Community plans to drain, inspect, clean and fill the pool next week. It was reported that the "Beach Pool" has a filtration problem. Community proposed three different options to fix it. Everything is set with the new pool hours and staffing. Also, the fountains will be turned on by end of April. The fountains currently have timers; they just haven't been turned on.

Homeowner Open Floor:

No report.

Reading/Approval of Minutes from January 6th, February 3rd, and March 3rd 2005 Meeting:

MOTION: A motion was made by Bill Renner to approve all minutes with corrections. It was seconded by Siu Poon and passed unanimously.

Reports of Officers:

No report.

Reports of Committees:

Social	No Report.
ARC	No Report.
Pool Committee	No Report.
Landscaping	No Report.
Web	Discussion to establish an e-mail list.

Fountain Hills Condominium

Frank Walsh reported that the external repairs to the fire damaged building continue. Legum & Norman agreed to the new pool pass distribution plan. It was also reported that D & A Dunlevy had a mulch truck on Sparkling Water Drive that dumped mulch in the street and blocked traffic.

Management Report/New Business:

First Tree Replacement Proposal:

MOTION: By Bill Renner to approve RJ Landscape's proposal to remove 4 (four) dead trees from Noble Oak and replace with 4 (four) Bonfire Sugar Maples at a cost of \$1,625. The motion was passed by Siu Poon and passed unanimously.

Second Tree Replacement Proposal:

MOTION: By Bill Wrenner to approve RJ Landscape's proposal to remove the stump at 13240 Autumn Mist Circle and replace with a Pin Oak tree at a cost of \$380. The motion was seconded by Tom McDowell and passed unanimously.

Street Sweeping:

MOTION: By Tom McDowell to approve D & A Dunlevy's proposal to clean all the streets in Fountain Hills at a cost of \$5,510. The motion was seconded by Steven Muse and passed unanimously.

Beach Pool Filtration System:

The beach pool currently has a sand filter system. Community Pools and Craig Wilson recommended changing to a Cartridge Filter system. The cartridge system meets EPA standards and saves water because it creates no discharge.

MOTION: By Siu Poon to replace the beach pools sand filter system with the cartridge filter system by Community Pools at a cost of \$1,990. The motion was seconded by Bill Renner and passed unanimously.

2005 Pool Expenditures:

Community Pools recommended \$7,093 in repairs to the pool for 2005. These are mostly wear and tear items. (See management report.) Approximately half of this cost will come from reserves and the rest will come from operating funds.

MOTION: By Bill Renner to approve the 2005 list of expenditures from Community Pool at a cost of \$7,093. The motion was seconded by Tom McDowell and passed unanimously.

Legal Services:

Thomas Schild Law Group, LLP annual retainer. The indemnification clause was missing.

MOTION: By Tom McDowell to NOT approve the retainer. The motion was seconded by Frank Walsh and passed unanimously.

Suggestion Box:

After some discussion it was decided that the suggestion box needs to be an outdoor type and installed outside of the doors to the pool. Pen and paper will not be supplied. Craig will order an appropriate box and have it installed.

FY2006 Draft Budget:

The assessment fee will not change from last year. There was discussion of adding a reserve study to the budget. Craig Wilson will get bids for a reserve study.

MOTION: By Tom McDowell to approve the draft budget as is for distribution to the community. The motion was seconded by Frank Walsh and passed unanimously.

Mock Home Inspection:

Available board members will walk the property on April 9th to conduct a mock home inspection. They will meet at the pool house at 9:00 AM.

County Sidewalks:

There was discussion to fix them as a community or report them to the county. No board action was taken at this time.

Scooters and ATVs:

Rules and safety information regarding the use of scooters and ATVs will be posted on the association web page and in the next newsletter.

Village Parking Survey:

Siu Poon will analyze all of the responses that have been received so far for discussion at the next meeting. So far there are 30 in favor, 27 opposed and 8 others had other ideas/suggestions.

The meeting was adjourned at 9:45 p.m.

The next meeting will be on May 5, 2005 at the Up-County Government Services Center

Respectfully submitted,

Frank J. Walsh
Secretary