

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
April 5, 2007

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on April 5, 2006 at 7:30 p.m. for a regular meeting.

Present:

Mr. Tom McDowell, President
Mr. Bill Renner, Vice President
Mr. Frank Walsh, Secretary
Mr. David Holtzman, Treasurer
Ms. Siu Poon, Director
Ms. Robin Kastenmayer, Director

Absent:

Ms. Sue Adamkiewicz, Director

Others Present:

Mr. Craig Wilson, President, Vanguard Management
Mr. Stephon Collins, Vanguard Management
Ms. Erin Barry, Recording Secretary
Mr. Phil Carter, Community Pool
Mr. Rob Smith, Community Pool
Alice Kalamer, Pool Committee

J. CALL TO ORDER

Mr. Tom McDowell called the meeting to order at 7:35 p.m. with a quorum present.

II. HOMEOWNER FORUM

- The following list of issues were brought forth by residents during the open forum:
- Residents inquired about the possibility of getting a bike rack at the pool. The Board explained that it had been considered in the past but decided against because of the lack of space, cost and whether it would be utilized. Due to this inquiry, Vanguard will revisit this issue and investigate the possibility again.
- A resident thanked the board for their help in identifying and dealing with cars in unassigned parking spaces. He then inquired about the procedure for the towing company, which management reviewed.
- A resident was disturbed by the appearance of 13224 Lake Geneva Dr. The house is for sale and its windows are all boarded up. Management was able to clarify that it was currently owned by the bank that was selling it.
- A resident inquired about when the resurfacing of the asphalt would occur. Management reported that it is to happen this spring about mid May. They will finalize the dates and get notice out to the community.

III. MANAGEMENT REPORT

A. Minutes of Meeting

The Board reviewed the minutes of the previous meeting.

Motion: To accept the meeting minutes dated March 1, 2007 as amended. Poon/McDowell's.
Vote: Unanimous.

49 **B. Community Pool**
50 Mr. Carter and Mr. Smith reviewed the Fountain Hills Community Association's swimming
51 pool regulations for clarification and made suggestions of where they might be modified.
52 They brought to the attention of the Board that the Montgomery Health Board no longer
53 allows diaper age children to wear "swimmers", but is now requiring they wear rubber
54 pants. These are available from the Health Board for \$3.99 a pack. The Board reviewed the
55 swimming pool regulations and made some changes to it. They also discussed the pool
56 hours.

57 Motion: To increase the hours of pool operation. On the two days that the pool opens late I move
58 that we make the closing one hour later and pay the increased expense of \$2100.00 for
59 the guards. Holtsman/Walsh Vote: 5/1/0

60 Motion: Approve the new rules as modified and amended. McDowell/Poon Vote: Unanimous

61 Action: Include in mailing this information that "swimmers" are no longer acceptable in the pool
62 and that all diaper age children are required to wear rubber pants in compliance with
63 Montgomery County Health codes. To highlight this change and the pool rules in the
64 next mail out.

65 Action: Will coordinate the time they turn on fountains with the new pool operation hours.

66 Action: Vanguard will highlight "swimmer pants" change and pool rules in mailout.

67 **C. Reports of Officers or Directors**
68 There were no reports from the Officers or Directors at this time.

69 **D. Committee Reports**

70 **Social Committee**
71 No report

72 **Landscaping Committee**
73 No report

74 **Pool Committee**
75 No report.

76 **Web Committee:**
77 Chairman requested the February minutes be sent to him as well as the new parking
78 regulation so they can be posted on the website.

79 Action: Vanguard will send the February minutes and the new parking regulations to the Web
80 Committee to be posted on the website.

81 **Fountain Hills Condominium**
82 They reported that the Condominiums have a new manager, Kady Waterhouse. The next
83 meeting is scheduled April 23, 2007 at pool house. They also reported that the pool lights behind
84 the pool and by the question box were out.

85 **Architectural Review Committee**
86 The ARC met in March and had three new applications, which were included in the
87 report. They noted that a resident had requested to put in a split rail fence with mess to
88 surround a flower and vegetable garden but these are not allowed in the new bylaws.

89 Action: Vanguard will send this resident a copy of the new guidelines.

90 **111. MANAGEMENT REPORT**

91 **C. Pool Pass Mailing**

92 The Board reviewed this in the discussion of the pool regulations.

93 **D. Pool Pressure Testing and Subsequent Repairs**

95 Mr. Phil Carter and Mr. Rob Smith explained and answer questions about the
96 recommendations the Community Pool Services made in the letter dated, March 30, 2007.
97 The Board discussed the proposal.

98 Motion: I move we do item numbers; one, three and four from Community Pool Services report of
99 March 30, 2007 to make the pool operable for the 2007 summer season. The cost,
100 \$5920.00 for these repairs will come from the HOA reserves. Renner/Poon Vote:
101 Unanimous

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103 **E. Insurance Coverage**

104 The Board decided they would continue with the current policy with State Farm which will
105 automatically renew May 6 2007. They will get some quotes from State Farm for higher
106 umbrella coverage to consider.

107 Action: Vanguard will get some quotes for; one, two and five million dollar umbrella policies
108 from State Farm to consider.

109

110 **F. O'Leary Asphalt**

111 The Board discussed O'Leary Asphalt doing the second phase this summer. The first
112 section is scheduled for May 16, 2007 and they would like to schedule the other section for
113 late August or early September.

114 Action: Vanguard will schedule the second phase for asphalt application and let the Board know
115 the dates.

116 **G. Thomas Schild Law Group**

117 The Board reviewed the March 6, 2007 letter.

118 Motion: That we accept the proposed rate of \$2400.00 a year, plus the cost of any additional
119 requirements as stated in the letter of March 6, 2007. Holtzman/Poon Vote: 5/0/1

120 **H. 18938 Fountain Hills Drive Appeal**

121 This was addressed with the ARC report.

122 **I. 2008 Draft Budget**

123 The Board discussed the draft.

124 Motion: that we approve the publication of the budget to the members of the community.
125 Renner/Poon Vote: Unanimous

126 Motion: That we approve the publication of the budget to the members of the community.
127 Renner/Poon Vote: Unanimous

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129 **J. Path Between Village Condo.**

130 The Board discussed the complaint. The Board tabled this issue until they can look at the
131 area in question. The Board also discussed the path that runs from the single family area
132 across the bridge and the problems of young adults congregating there which can leads to
133 inappropriate behavior.

134 Motion: For there to be a rule established about the community that the paths leading to the
135 conservation areas be closed to all from dusk to dawn. Holtzman. Mr. Holtzman with
136 drew the motion.

137 Motion: To direct management to install four signs denoting no trespassing and the path to be
138 closed between dusk to sunrise on the path. The placement of the signs is to be
139 determined by Vanguard. Holtzman/Poon Vote: Unanimous.

140 Motion: Authorize management to contact Montgomery County Police to enforce the no
141 trespassing signs to be posted on the property. Holtzman/Poon Vote: Unanimous

142 **IV UNFINISHED BUSINESS**

143 There is no unfinished or old business

144 **V NEW BUSINESS**

145 There is no new business

146 **VI ADJOURNMENT**

147 There being no additional business the Board meeting adjourned at 9:37 p.m.

148 Motion: to adjourn the meeting at 9:37 p.m. Poon/McDowell Vote: Unanimous

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151 Respectfully Submitted,

152 Erin Barry, Recording Secretary

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Motion List
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161 that we make the closing one hour later and pay the increased expense of \$2100.00 for
162 the guards. Holtsman/Walsh Vote: 5/1/0

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165 March 30, 2007 to make the pool operable for the 2007 summer season. The cost,
166 \$5920.00 for these repairs will come from the HOA reserves. Renner/Poon Vote:
167 Unanimous

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169 requirements as stated in the letter of March 6, 2007. Holtzman/Poon Vote: 5/0/1

170 Motion: that we approve the publication of the budget to the members of the community.
171 Renner/Poon Vote: Unanimous

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