

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

December 4, 2003

MINUTES

The meeting was called to order at approximately 7:45 pm

Present were: Tom McDowell, Siu Poon, Charles Butler, Frank Walsh, Steve Kannry, James Caddell, and Bill Renner, Bob Brunelle of Vanguard Management: and Carol Koch-Worrell, Recording Secretary.

Homeowner Open Floor: No homeowners were present this evening

Guest: None

Meeting Minutes: Meeting minutes for the November meeting as revised by Frank Walsh were approved. Motion to approve by Bill Renner, seconded by Steve Kannry and all were in favor.

Reports of Officers/Directors: None

Reports of Committees:

Fountain Hills Condominium - Frank Walsh stated that the Fountain Hills Condominium Board (FHC) respectfully declined the board's offer to pay, either in advance and/or retroactively, for the street light connected to the Condominium's power.

MOTION: Frank made a motion to get the light re-wired. Steve Kannry seconded the motion.

Bill Renner then asked if it was thought to be approximately \$1000 to re-wire the light. To the best of the board's recollection it was to be about \$1000 to re-wire. Tom McDowell then asked if Frank Walsh could give a reason that the condominium association chose to decline the board's offer. Frank stated that the FHC simply thinks that it is in their best interest in the long run to re-wire the light to its proper source. Charles stated that he believes that in the interest of the community and to avoid any discord with the FHC that the board should rewire that light. Five members were in favor, two were opposed, the motion carried.

The French Drain for the pool is still pending.

All other Committee reports were tabled until the next meeting.

Management Report:

1. Snow Clearing Proposals: Management has re-written the proposal into a contract form and presented the new contract to the board. Informational purposes only.
2. Landscape Maintenance Contract Renewal: Tom McDowell motioned to table this issue until a more accurate tab is pulled for 2003 through current time for AW. Steve Kannry seconded the motion and all were in favor.
3. Pool Management Contract: The re-written contract was presented to the board by Bob. Bill Renner motioned to accept the contract and Tom McDowell seconded the motion, all board members were in favor. (Siu pointed out two typos that are on page 41. Bob stated that he will correct those.)
4. Pool Lobby Meeting Room Improvements: Bob Brunelle disclosed the cost for the 12 chairs as being \$548.37 and the cost for 2 tables as \$187.42. The tables and chairs will be purchased from Reliable Office Supplies. Steve Kannry moved to approve the purchase of the tables and chairs. Siu Poon seconded the motion and all were in favor. (In the spring the board will address the issue of the chair storage.)
5. 2003 Draft Audit: Bill Renner motioned to accept the draft audit and Steve Kannry seconded the motion. Frank Walsh asked if after the audit is performed, they would come to a board meeting to present their findings. Bill

Renner noted that he would like to inquire about changing the association's year to the calendar year. Bob offered that from his experience, off calendar year associations receive more attention. Bill Renner also wants to inquire about "snow insurance". Bob then explained how a snow account would function.

6. Fountain Operation and Repair: Bob Brunelle sent a draft contract of what is necessary to Century Pools and they have placed a bid on the work as well. Charles motioned to approve the bid given by Community Pools. Bill Renner seconded the motion. Tom McDowell pointed out that the board is turning a corner now from constant repair to a more permanent solution. Bill Renner asked that the neighbors be notified of the time table for the necessary repair. Frank Walsh observed that the bid from Community Pools was lacking the necessary cost for an electrician and landscaping; he would like to wait to make a decision until this cost is disclosed. Bill Renner questioned what other hidden costs there may be. Charles withdrew his motion and the issue was tabled until; an electrical assessment is received. Bob will get back to the board with the information be email.

7.2004 Meeting Schedule: January's meeting will be on Wednesday, January 7th at 7:30 pm, location to be determined.

Unfinished Business:

1. 13559 Rushing Water Way: Tom McDowell motioned to move toward foreclosure. Bill Renner and Siu Poon seconded the motion. All members were in favor.
2. Steve Kannry has contacted some individuals to come and speak concerning plans for a community center.
3. L& N letter, mulching can still take place. It is not too late. Project still pending.
4. on page 89. Frank Walsh pointed out that the fire lane signs are still an issue and Little Star still had fire lane sign issues as well. Bob will look into the matter.
5. Damaged Trees in the common area between the condominiums and the town homes, as well as the missing tree at the Fountain Club Drive entrance. Bob will inquire as to what will be done about these damaged and missing trees. He will also check with the Landscape Committee.
6. On page 77, Kimberly Hill was cited for canoe storage. Bob will be re-inspecting this situation.
7. The Lake Geneva Way re-striping and re-numbering will be held off till the spring. A more informative letter of notice regarding the new towing procedures as well as further signage will follow.

MOTION TO ADJOURN: - by Bill Renner, Tom McDowell seconded the motion, all were in favor.

The meeting was adjourned at 9:05 pm

The next meeting will be on January 7th at the Up-County Government Center.

Respectfully submitted,
Carol Koch-Worrell
Recording Secretary