

Corrected as approved on March 7, 2013

Fountain Hills Community Association Board of Directors Meeting February 7, 2013

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Services Center on Thursday, February 7, 2013 at 7:30 p.m.

Board Members Present:

Nicolm Mahabir, President
Harry Matchett, Treasurer
Frank Walsh, Secretary
Tom Brennan, Director
Phil Suter, Director

Also Present:

Stephon Collins, Community Manager
Ruth Ann Allen, Recording Secretary

Board Members Absent:

Sue Adamkiewicz, Vice President
Siu Poon, Director

Homeowners Present:

Marlene Byard, 18709 Autumn Mist Drive
Rajesh Dhingra, 19000 Noble Oak Drive

A. CALL TO ORDER

The February Board of Directors Meeting was called to order by Niclom Mahabir at 7:32 p.m.

B. MINUTES

1. January 3, 2013 Board of Directors Meeting Minutes

MOTION: (Tom Brennan/Phil Suter) Approve the January 3, 2013 Board of Directors Meeting Minutes as amended.

Vote: Motion Passed - Unanimous

C. DIRECTORS AND OFFICERS REPORTS

1. Reappointment of Architectural Review Committee (ARC) Members

Tom Brennan noted that the members of the Architectural Review Committee need to be reappointed.

MOTION: (Phil Suter/Tom Brennan) Reappoint Maggie Suter, Marco Mazzarino, Darryl McFadden, Rajat S. and Melissa Amaya as the ARC Committee and Tom Brennan as the Board liaison.

Vote: Motion Passed - 5 ayes/0 nays/0 abstentions

2. Web/Newsletter Committee

It was noted that the members of the Web/Newsletter Committee need to be reappointed.

MOTION: (Tom Brennan/Frank Walsh) Accept the Web/Newsletter Committee as Phil Suter and Rick Morris.

Vote: Motion Passed: 5 ayes/0 nays/0 abstentions

3. Emails

It was noted that the email from Verizon Tech Support was meant for the Condominiums. Management has sent this information to the appropriate parties.

Vernard McBeth sent an email inquiring about space heaters that he had left at the pool house. Nicolm Mahabir stated that he and Management had looked for the space heaters, and they did not find them. Mr. McBeth was notified that the space heaters were not found and that he was welcome to look for them in the pool house himself.

An email was received from a resident concerning a friend slipping and falling in the snow on an in-ground Comcast box. Nicolm Mahabar stated he put caution tape around the box. It was noted that the Comcast box was not secure. Management stated that staking the box can create an additional liability. A notice will be put in the newsletter reminding residents that these boxes can be slippery. Tom Brennan requested that Dunlevy be asked to notify Management of any item they notice that could be a hazard or is in need of repair when they are on the property.

An email was received concerning the amount of snow that was plowed onto a homeowner's yard. Management stated that this matter concerned the alleyway of the single family homes where there is not much room for plows to put snow.

It was noted that complaints have been received concerning bags of trash that are put out before trash day. Birds and animals are opening the trash bags and spreading the trash around. Management stated that it can be difficult to send a violation notice when the trash is left in a central location. Management suggested that the Enforcement Committee be notified of this issue and that Board members keep watch in their area of the community.

D. HOMEOWNER OPEN FORUM

1. Marlene Byard, 18709 Autumn Mist Drive, mentioned that her neighbor has installed a lamppost in the middle of the backyard that has a very bright light that is on from dusk to dawn and shines into her home. Management has sent to violation notices concerning this lamp post and the next step would be to hold a Hearing. Tom Brennan inquired if an ARC Application had been submitted would the lamp post have been approved. Management stated that the ARC Committee would review the application and could possibly deny the request because it is a nuisance. The Board and Management will follow up on this matter and will keep Ms. Byard updated on the situation.

2. Rajesh Dhingra, 19000 Noble Oak Drive, mentioned his interest in volunteering for the community. The Board related to Mr. Dhingra the committees that are active in the community and noted that the Enforcement Committee is in need of the

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most help. Management will give Mr. Dhingra's email to Sue Adamkiewicz, who is the Board liaison for the Enforcement Committee.

E. MANAGEMENT REPORT

1. Pool Matters

Mike Holt, RSV Pools, was present to update the Board on the process for having the pool ready for the upcoming summer. Mr. Holt noted that RSV Pools had provided the Board with proposals for installation of an Automated External Defibrillator (AED), a replacement diving board, and re-strapping of deck chairs.

Management noted that an AED will be required at all swimming pools in Montgomery County in 2014. Management suggested that the Board hold off on any action on this matter to give Management a chance to look into other alternatives for installation and maintenance of the AED.

RSV Pools submitted a proposal for diving board replacement for \$2,830.00. **MOTION:** (Phil Suter/Tom Brennan) Accept the proposal from RSV Pools for replacement of the diving board for \$2,830.00. The money to come from reserves.

Vote: Motion Passed - 5 ayes/0 nays/0 abstentions

RSV Pools also submitted a proposal for re-strapping of twenty-three (23) pool deck chairs for \$1,120.00. The Board requested that Management check the cost of purchasing new chairs versus re-strapping of the current chairs.

Mike Holt stated that before the next Board meeting, he will provide the Board with a full list of pre-season pool supplies, along with repairs and replacements that must be completed before the pool opens. The Board requested that RSV Pools have all the pre-season work on the pool completed at least two (2) weeks before opening day. The Board reminded Mr. Holt that drainage from the pool must not flood the Condominium parking lot.

2. Pet Waste Station Maintenance Contract Renewal

Management provided the Board with a proposal from DC Metro Pets for the maintenance of the pet waste stations throughout the community. Management noted that the pet waste stations have needed to be cleaned twice (2x) a week over the winter, instead of just once a week as was the current contract. The cost of the proposal is \$45.00 per visit for twice (2x) a week visit or \$75.00 for once a week visit. This covers maintenance of all seven (7) pet waste stations.

MOTION: (Tom Brennan/Phil Suter) Accept the proposal from DC Metro Pets Service for maintenance of the dog waste stations for \$45.00 per visit for twice a week visit.

Vote: Motion Passed - 4 ayes/0 nays/1 abstention (Walsh)

Frank Walsh noted that the cleaning company at the Condominium had been cleaning out the dog waste stations in that area, but they have been instructed to stop.

3. Request for Waiver and Payment Plan

Management provided the Board with a request from 18815 Sparkling Water

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Drive, Unit L for a waiver of late fees, the NOI fee and the NICL fee totaling \$196.50 and a payment plan of an extra \$50.00 a month in addition to the monthly assessment. The Board discussed the request from the homeowner.

MOTION: (Harry Matchett/Frank Walsh) Deny the proposal submitted by the homeowner of 18815 Sparkling Water Drive, Unit L.

Vote: Motion Passed - 5 ayes/0 nays/0 abstention

F. UNFINISHED BUSINESS

1. Stop Signs at Little Star and Rising Sun Lanes

Frank Walsh noted that the two (2) extra stop signs had not been erected at Little Star Lane and Rising Sun Lane to make it a 4-way stop.

MOTION: (Phil Suter/Frank Walsh) Authorize Management to install two (2) stop signs and two (2) stop lines at Little Star Lane and Rising Sun Lane not to exceed \$500.00.

Vote: Motion Passed - 5 ayes/0 nays/0 abstentions

2. Unfinished Landscaping

Phil Suter noted that the landscaping has not been completed by the entrance at Village Fountain Drive, where the entrance sign was damaged by the truck and the sidewalk was put in by the County. Mr. Suter requested that Board Members, acting as the Landscape Committee, meet with the landscape contractor sometime in March to discuss plantings in that area along with the reinstallation of the sign. Management will contact Dunlevy and provide the Board with possible dates for a meeting.

3. Adopt-a-Highway

Tom Brennan noted that no one has looked into the Adopt-a-Highway program for Fountain Hills. It was agreed that this matter will be tabled for now.

4. Investments

It was noted that several emails had been exchanged between Board members concerning investments. It was noted that the Association is limited to CDs and Money Market accounts.

G. CLOSED MEETING

MOTION: (Phil Suter/Tom Brennan) Move into Closed Meeting at 8:45 p.m.

Vote: Motion Passed - 5 ayes/0 nays/0 abstentions

MOTION: ((Nicolm Mahabir/Phil Suter) Adjourn the Closed Meeting into the regular Board of Directors Meeting at 9:30 p.m.

Vote: Motion Passed - Unanimous

H. RESULTS OF THE CLOSED MEETING

The Board discussed amendments to the Closed Minutes and took action on a

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Hearing and a collection matter.

I. REGULAR BOARD MEETING (contd.)

1. January 3, 2013 Closed Meeting Minutes

MOTION: (Phil Suter/Tom Brennan) Approve the Closed Meeting Minutes as edited.

Vote: Motion Passed - 4 ayes/1 nay (Walsh)/0 abstentions

2. Re-strapping of Deck Chairs

Management provided the Board with a cost for purchasing new chairs instead of re-strapping the current chairs. The cost for new chairs was approximately \$80.00 per chair. The Board agreed that re-strapping of the current pool deck chairs was more cost effective than purchasing new chairs.

MOTION: (Phil Suter/Tom Brennan) Approve the proposal from RSV Pools for re-strapping of twenty-three (23) deck chairs at a cost of \$1,120.00.

Vote: Motion Passed - 5 ayes/0 nays/0 abstentions

J. ADJOURNMENT

MOTION: (Nicolm Mahabir/Tom Brennan) Adjourn the regular Board Meeting at 9:33 p.m.

Vote: Motion Passed - 5 ayes/0 nays/0 abstentions