

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.
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Board of Directors Meeting
Wednesday, January 7, 2004

MINUTES

The meeting was called to order at approximately 7:34p.m.

Present were:

Tom McDowell	Charles Butler	William Renner	Frank Walsh
Steve Kannry	Siu Poon	James Caddell	

Craig Wilson of Vanguard Management

There were no homeowners in attendance.

Homeowner Open Floor:

There were no homeowner issues presented.

Meeting Minutes:

Regular Board Meeting of December 4, 2003.

MOTION By Bill Renner to approve the minutes with corrections. The motion was seconded by Tom McDowell and was passed without discussion or opposition.

Reports of Officers:

There were no reports.

Reports of Committees:

Fountain Hills Condominium

Frank Walsh requested a status of the pool drain project and the lamppost project.

Grounds/Landscaping Committee

No report.

ARC

No report.

Web Site

Bill Renner reported that Rick Morris is doing a good job keeping the web site up to date when information is provided to him.

Pool Committee

No report.

Social Committee

Siu Poon reported that she is trying to contact John Warden to see if he plans to continue as chair of the committee.

Steve Kannry suggested that the Board invite all Committee chairs to the February meeting to make a re-appointment of the committees.

Tom McDowell raised the question about Board members assignments as liaisons to the committees and whether anyone desired a change. Board members were asked to think about this for the next meeting.

Bill Renner made note of a suggestion by a neighbor that the community think about the idea of having a 4th of July parade.

Management Report:

X It was reported that Bob Brunelle has resigned from Vanguard Management.

X **2004 Grounds Maintenance Contract:**

MOTION By Charles Butler to award the 2004 grounds maintenance contract to D&A Dunlevy Landscapers based upon their proposal submission. The motion was seconded by Steve Kannry.

Discussion:

Tom McDowell noted that he was relatively indifferent to changing contractors.

Bill Renner noted that both AW and Dunlevy did a reasonable job on the maintenance of the common areas in his part of the community.

Steve Kannry indicated that AW did improve later in the season but that he would prefer to see Dunlevy back.

The motion was passed without opposition with one abstention (Siu Poon).

X **Audit** – The auditor will attend the March meeting.

x **Parking Plan for Lake Geneva and Mediterranean Way** – The information has been mailed out to the residents. The Board needs to select a tow company.

X **Fountain Re-Plumbing.**

Frank Walsh noted that he would prefer to see another quote before making a final decision on this work.

The cost for the all the additional electrical work is \$1,050 for all three fountains. Community Pool's bid was \$8,750, plus electrical would make it \$9,800. Craig Wilson said the cost for landscape repair would be minimal.

There was discussion about the possibility of placing drains in the bottom bowls.

X **Re-Wiring of Street Light at Condominiums.**

Steve Kannry asked about the status of this effort. Craig Wilson advised that this has been delayed due to Bob Brunelle leaving Vanguard and the bad weather.

X **Meeting Room at Pool.**

Craig Wilson reported that the heater should be going in soon and he has not been able to get a clear picture of the status of the lock, but is continuing to try and get this resolved. It is hoped that the room will be ready by the end of the month.

X **Other Matters.**

A question was raised about the status of determining the location of the fences in question (Dawson Farm townhouse area). Mr. Wilson noted that there has been a field survey by Management and, from site plans Management's measurements; it appears that the fences are on the private lots. If the Board wants 100% accuracy we need to hire a surveyor.

It was noted that the common sidewalks in the "Village" area may not have been cleared with the last storm. Management will speak with Dunlevy.

Frank Walsh noted that there is a missing tree at the Fountain Club entrance. There are damaged trees at the small common area with the fountain between the condominium buildings on Fountain Club Drive. Craig Wilson will try to get with Frank to review.

Fire Lane – Waiting reply from Capt. Stutz regarding fire lanes on Little Star Lane.

Dead Trees in Centex Area – Craig Wilson followed up but has not heard back. The Board's only leverage is to not sign off on the Storm Water Management (SWM) area in the Tivoli Fountain area.

Meeting Room Addition – Gavin Bowie will attend the February meeting to discuss the possibility of building a meeting room on the property.

Mulch Paths – The mulch project will happen next season with Dunlevy.

Additional Tree Planting Project – This project has not been done yet. AW will still do this. The planting is to be done at the SWM area at Autumn Mist Circle and Rushing Water.

New Business:

There was no new business presented.

MOTION By Bill Renner to adjourn. The motion was seconded by Charles Butler and was passed without opposition.

The meeting was adjourned at 8:36p.m.

The next meeting will be on February 5, 2004, at the Up-County Government Services Center.

Respectfully submitted,

Craig F. Wilson, Jr., CMCA[®], AMS[®]
Community Manager, Acting Recording Secretary