

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.
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Board of Directors Meeting
Thursday, June 2, 2005

MINUTES

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

Present were:

Tom McDowell	William Renner	Frank Walsh	Siu Poon
James Caddell	Steven Muse		
Craig Wilson and William Whitney of Vanguard Management			

Absent were:

Clifford Gonsalves

2 Homeowners were present.

Homeowner Open Floor:

There were no homeowner issues presented.

Meeting Minutes:

Regular Board Meeting of April 7, 2005

There was one (1) minor editorial correction.

MOTION By Bill Renner to approve the minutes as corrected. 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 No report.

Grounds/Landscaping Committee Ruchita Patel, Chair
The committee will be meeting next week. At the meeting they will:
1. Prioritize projects
2. Develop a long term plan (four years) for improvements
3. File for grants

ARC No report.

Web Site No report.

Pool Committee No report.

Social Committee No report.

Management Report:

- **Grounds Maintenance:** D & A Dunlevy Landscapers proposals. The board will defer to the Grounds/Landscaping Committee.

Discussion: Bill Renner mentioned getting fence caps.

- **Pool Pass Request from 18819 Sparkling Water Drive #203.**

Ms. Merryman wants four (4) extra passes for family visiting over the summer.

MOTION By Tom McDowell to approve the four (4) extra passes. The motion was seconded by Bill Renner and was passed without opposition

- **Stormwater Management.**

MOTION By Bill Renner to accept the Busy Services proposal. The motion was seconded by James Caddell and was passed without opposition.

- **Reserve Studies Proposals.**

MOTION By Bill Renner to accept the Miller Dodson contract. The motion was seconded by Tom McDowell and was passed without discussion.

- **Concrete Proposal**

MOTION By James Caddell to accept the RJ Landscaping contract if the O'Leary contract bid is higher. If the O'Leary contract bid is lower, the board will revisit the issue in July. The motion was seconded by Tom McDowell and was passed without discussion.

- **Grounds Cleaning Proposal**

Discussion: The board is concerned that cleaning the grounds twice a year will not satisfy the needs of the community. It may be better to clean the grounds four (4) times a year. The board passes on this suggestion. William Whitney explains that the contractors would prefer to clean each zone (the entire community) for six (6) days in a row twice a year.

MOTION By Bill Renner to accept Ron Betson's contract as presented for a one (1) year period. The motion was seconded by Siu Poon and was passed without further discussion.

- **Asphalt Repair Proposal**

There is an area in one alleyway and a sinkhole on a townhouse street that require repair.

MOTION By Tom McDowell to accept the Accubid proposal for \$4,000.00. The motion was seconded by Siu Poon and was passed.

- **FY2006 Budget**

MOTION By Bill Renner to accept the FY2006 Budget with one correction to the "Village" portion. The motion was seconded by Tom McDowell and was passed without discussion or opposition.

- **Maintenance Inspections**

MOTION By Bill Renner to accept the Vanguard proposal for a three (3) year cycle at five dollars (\$5.00) per home for inspections. The motion was seconded by Siu Poon and was passed without discussion.

New Business:

- **Architectural Change Applications**

13430 Rising Sun Lane (Bansal)

Building a deck - The board approves the work as long as the deck is at least 1 foot from the neighbor's yard

18922 Fountain Hills Drive (Soewandi)

Building a deck - The board approves the deck.

18625 Autumn Mist Drive

Building a patio - The board approves the patio.

19006 Noble Oak Drive

Building a deck - The board approves the deck without a privacy panel. They need more information on the panel before they approve it.

13106 Lake Geneva Way

Paint front door green (from gray?) - The board disapproves the color based on the judgement that the shade of green does not fit in the community and the shade proposed is not what appears to have been presented to the neighbors who signed the application.

- **Satellite Dishes**

The board would like to discuss the issue of satellite dishes in the community. Craig Wilson offered a quick explanation of the laws and regulations pertaining to satellite dishes.

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

The meeting was adjourned at 9:33p.m.

The next meeting will be on July 7, 2005, at the Up-County Government Services Center.

Respectfully submitted,

Whitney Wilson
Acting Recording Secretary