

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.
c/o Vanguard Management Associates, Inc.
P.O. Box 39, Germantown MD 20875-0039
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BOARD OF DIRECTORS MEETING
Thursday, May 6, 2004

MINUTES

The meeting was called to order at approximately 7:36 p.m.

Present were:

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

Craig Wilson and David Bossler of Vanguard Management

Also present were homeowners of Carol B. of 13225 Autumn Mist Circle and Kevin L. also of Autumn Mist Circle.

Homeowners Open Forum:

Residents Carol B. and Kevin L. both of Autumn Mist Circle voiced concerns of an issue with the parking in their area of the community. Currently parking spaces are not assigned and problems regarding families with multiple cars, mixed renters, and garage usage are arising. It was suggested that parking spaces be numbered and corresponding parking stickers be issued to residents. It was also suggested that the new policy be enforced through towing. Craig Wilson made stated that Autumn Mist Circle is the only area without assigned parking as residents rejected assigned parking a number of years ago based upon a survey. A possible resolution would be for the board to assign two spaces to each residence; one temporary and one permanent. Appropriate. Signage for area would be needed in order to legally tow a car. Signs must be readable from every space and it was Craig Wilson's calculation that approximately seventeen signs would be needed. Steve Kannry suggested that a separate committee be formed to obtain the general consensus of the residents of Autumn Mist Circle. Tom McDowell requested a petition with the signatures of at least ten homeowners in regards to this matter. The Board discussed the possibility of holding a special meeting of the residents of Autumn Mist Circle.

Meeting Minutes:

Regular Board Meeting of April 1, 2004

MOTION: By Bill Renner to approve the minutes as revised. The motion was seconded by Tom McDowell and was passed without discussion or opposition by the members present.

Corrections to April meeting minutes:

- 1) Page 1 under Reports of Officers, 2nd line, correct spelling – “filled” should be “filed”
- 2) Page 3 – MOTION under Preseason Pool Repairs, 3rd line, correct spelling – “ammended” should be “amended”.

Reports of Officers:

No reports were made.

Report of Committees:

Fountain Hills Condominium: Frank Walsh reported that there is still an issue with the pool dry well. Residents have been complaining that the area is still saturated.

Craig Wilson reported that the pool is leaking; possibly from the light fixtures within the pool. The matter is being fixed presently.

Grounds/Landscaping	To be covered under New Business.
ARC	James Caddell reported that he had spoken with the chair of the committee who informed him that a meeting had been held. Craig Wilson reported that Vanguard Management had received nothing in reference to the meeting and that there are currently three to six approvals pending that have been granted a conditional disapproval. Tom McDowell requested the applications be brought before the board for a vote.

Web Site:	No report.
Pool Committee	Steve Kannry reported that the repairs are moving along steadily.
Social Committee	No report.

Management Report:

- **Tivoli Fountain Court Tree Work :** Quotes were received from ArborCare, D&A Dunlevy, and The Care of Trees regarding the removal of four trees in the Tivoli Fountain Court Area.. Two of the companies advised complete removal of all trees. D&A Dunlevy, however, suggested that at least one of the trees could be preserved. Dunlevy also recommended additional tree work in the same area referencing the removal of three other trees.

MOTION: By Charles Butler to accept the bid received from D&A Dunlevy for the pruning of one tree and the removal of three others in the Tivoli Fountain Court area at the cost of \$9,600. The motion was seconded by Tom McDowell and passed without discussion or opposition by all members present.

MOTION: By Charles Butler to accept the proposal received from D&A Dunlevy to remove three additional trees at a cost of approximately \$5,400. The motion was seconded by Tom McDowell. Discussion was made by Frank Walsh regarding the need and urgency of the matter stating that if no property was in danger he did not feel there was a need to remove the trees. Bill Renner also stated that he felt only one of the trees was of concern, this being the large oak of 27" diameter mentioned in the report. The motion was called to question. In favor were Charles Butler and Tom McDowell. Opposed were Steve Kannry, Bill Renner, James Caddell, and Frank Walsh. Siu Poon abstained. The motion did not pass.

MOTION: By Bill Renner to accept the proposal received from D&A Dunlevy to remove the 27" Oak tree at a cost of approximately \$1,800. The motion was seconded by Frank Walsh. Siu Poon abstained. The motion was otherwise passed without discussion or opposition by the members present.

- **Trash Corral** Upon communicating with the management company for the Cloppers Hill condominium it was discovered that the condominiums had been "short paying" their dues for some time at their own choosing. The trash company informed Vanguard Management that they have not been charging Fountain Hills for the collection of trash in the condominium area but rather the condominium has been paying it. This was confirmed. Further investigation into the matter revealed that the reason for this is that the trash corral in question appears, not Fountain Hills property as once thought, rather it is located on condominium property. As such, Fountain Hills can no longer remove the enclosure.

Craig Wilson reported that a letter is in the process of being drafted to be sent to the condominiums stating that the HOA will pay for the removal of the trash corral and in turn provide additional trash removal to be rolled into their dues pending agreement on the matter.

- **Townes at Chestnut Oak HOA** Vanguard Management received communication from residents of Harmony Woods Lane with concerns regarding speed bumps, the location of mailboxes, and parking in fire lanes by residents of Chestnut Oaks. The matter had been previously addressed in 2003 but not resolved. The management company of Chestnut Oaks has agreed to a meeting between two members from each HOA board. Bill Renner and Charles Butler volunteered and will report.
- **Landscaping Committee Report** The Landscaping Committee met and upon reviewing the proposal received from D&A Dunlevy regarding landscaping issues the Committee is recommending the board proceed with six projects totaling approximately \$3,905. These projects include an asphalt path between Fountain Hills Drive and the condominiums as well as seeding of the side areas, removal of dead landscaping on Champions Way, additional fencing, railroad ties, and wood chips at the Lake Geneva tot lot, and improvement of the area at the corner of Fountain Club Drive and Little Star Lane.

Frank Walsh questioned the use of wood chips as opposed to rubber matting at the Lake Geneva tot lot. Craig Wilson reported that the rubber matting was very costly and, as such, not cost effective due to the potential of extensive damage and/or vandalism.

MOTION: By Bill Renner to approve the projects proposed by the Landscaping Committee. The motion was seconded by Tom McDowell and passed without discussion or opposition by all members present.

- **18621 Autumn Mist Circle** Correspondence was received via email from the homeowner regarding the condition of the natural wooded areas in the vicinity of the home. While there is much underbrush, the particular area in question has been designated as a “tree save” area. The area is able to be cleaned but does not necessarily require any action.
- **18603 Autumn Mist Circle** An application was received from the homeowner requesting additional pool passes for possible foster children.

MOTION: By Siu Poon to grant an additional pool pass as requested. The motion was seconded by Bill Renner and passed without discussion or opposition by all members present.

- **FY 2005 Budget** Upon prior review of the FY 2005 Operating Budget, the packet was mailed to Fountain Hills homeowners for comment.

MOTION: By Charles Butler to approve the assessment. The motion was seconded by Tom McDowell. Frank Walsh raised concern over raising the condominium dues. Tom McDowell stated that it is better to raise the dues when there is little to no need to do so. Craig Wilson advised the same stating that it is best to be “ahead of the game”. The motion was called into question. Frank Walsh abstained. The motion was otherwise passed without further discussion or opposition by the members present.

Unfinished Business:

- **Community Room** Steve Kannry reported that Gavin Bowie needs to hear from Craig Wilson regarding the community room at the pool referencing a usability set aside. Mr. Bowie will be in touch with Craig via email.
- **Pool Drainage** Frank Walsh questioned whether or not the Homeowners Association could recoup any or all of the cost for building the dry well from the original builders of the property. Tom McDowell stated that he did not think this was a possibility but a letter could be written regarding the matter.
- **Trash Corral** Frank Walsh raised concern over the possibility of a rodent problem upon removal of the trash corral as was referenced in his email. Charles Butler stated that he had a problem with the fact that he felt the email was an attempt to override the vote of the board. Frank then stated that the only reason he sent the email was his feeling that the issue a time sensitive matter. Craig Wilson interjected, reporting that 75% of the community leaves their trash in bags and no other area has seen a problem.

New Business:

- Steve Kannry reported that he has moved to Gaithersburg. He may resign in the future but at present will be remaining on the board and continuing at pool liaison. Tom McDowell stated that there was no reason for Steve to place his resignation unless that was his desire.
- Bill Renner reported that residents of the Village have been leaving their recycling and lawn clippings

in front of their houses for days. It was decided that Bill Renner would compose a letter addressing the issue to be brought before the board.

- **Autumn Mist Circle Parking** Tom McDowell questioned how the board should go about resolving the issue addressed earlier in the meeting. Siu Poon suggested a meeting be held that is open to all residents.

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

The meeting was adjourned at 9:42 p.m.

The next meeting will be on Thursday, June 3, 2004 at 7:30 p.m. at the Upcounty Government Services Center.

Respectfully submitted,

Lydia C.E. Schairer
Recording Secretary