

Fountain Hills Community Association, Inc.  
Regular Meeting Minutes  
May 3, 2007

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on May 3, 2006 at 7:30 p.m. for a regular meeting.

## Present:

Mr. Tom McDowell, President  
Mr. Bill Renner, Vice President  
Mr. Frank Walsh, Secretary  
Mr. David Holtzman, Treasurer  
Ms. Siu Poon, Director  
Ms. Robin Kastenmayer, Director  
Ms. Sue Adamkiewicz, Director

### Absent:

### **Others Present:**

Mr. Craig Wilson, President, Vanguard Management  
Mr. Stephon Collins, Vanguard Management  
Ms. Erin Barry, Recording Secretary

## **J. CALL TO ORDER**

Mr. Tom McDowell called the meeting to order at 7:35 p.m. with a quorum present.

## II. HOMEOWNER FORUM

- The following list of issues were brought forth by residents during the open forum:
- A resident commented that the storm drain had rocks blocking the flow of the water. He also noted that the shrubs on Great Seneca were dead. He requested that spot inspections be done in the future to insure that cars are properly tagged and parked.
- A resident requested the Board look into the questionable activities of teens in some of the common areas.
- A resident felt that Chapel Valley wasn't doing a thorough job cutting the grass. He requested the Board check into this to assure the job is done to the level of the community's expectations.
- A resident asked about the date of the contract for O'Leary to finish the asphalt. He inquired about them doing jobs for resident's private property at the same time. The Board stated that O'Leary would not be doing resident's private property at that time.
- A resident inquired about postage and printing expenses and asked if it was possible for the Association to send more information digitally. The law states that the Association must provide written notice of communication, but they will try to see where they can minimize expenses.

### III. MANAGEMENT REPORT

## A. Minutes of Meeting

The Board reviewed the minutes of the previous meeting.

Motion: To table reviewing April's minutes until the next Board meeting or later in this meeting if time permits. Renner/McDowell Vote: Unanimous

49           **B. Reports of Officers or Directors**  
50           There were no reports from the Officers or Directors at this time.

51           **C. Committee Reports**  
52           **Social Committee:**  
53           No report

54           **Landscaping Committee:**  
55           No report

56           **Pool Committee:**  
57           The Board discussed the enforcement of the Montgomery County's diaper law.

58           Motion: Vanguard to print flyers and a poster to be displayed at the pool, to inform residents of the  
59           requirement of rubber pants for diaper age children at the pool. Management can  
60           spend up to \$100.00 to purchase a supply of approved rubber pants to be made  
61           available to residents to use for their diaper age children at the pool. McDowell/ Poon  
62           Vote: Unanimous

63           **Web Committee:**  
64           Mr. Renner reported on suitable public information and links that could be posted on the  
65           website about greenhouse gases. The Board will review the information first and then  
66           decided if it should be posted.

67           Action: Mr. Renner will make this link available for the Board and then post it on the site if it is  
68           approved.

69           **Fountain Hills Condominium**  
70           The committee thanked the Board for letting them use the pool house for their meeting.  
71           They expressed concerns about Chapel Valley not doing a thorough job cutting the grass. They  
72           reported flooding on the sides of the pool. Management explained the pool had accidentally been  
73           over filled but that had been corrected.

74           **Architectural Review Committee**  
75           Mrs. Kalamer reported that they had 3 applications. Two were approved and one door was  
76           disapproved. She also addressed the problem of residents doing work before applying  
77           through the Architectural Review Committee.

78           **111. MANAGEMENT REPORT**

79           **C. Insurance Coverage**  
80           The Board reviewed a proposal from Flather and Perkins Inc. They decided to wait until all  
81           the quotes from the various companies come in before making a decision.

82

83           **D. CCOC Agreement w/13305 Rushing Water Way**  
84           The Board discussed the issue and reviewed the agreement of April 25, 2007.

85           Motion: Accept the proposed CCOC Agreement dated April 25, 2007 Poon/Renner Vote:  
86           Unanimous

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88           **E. 133323 rushing Water Way Waiver of Fee**

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90                   The Board discussed the situation and reviewed the correspondences from the resident.

91                   Motion: To waive the \$40.00 notice of intent fee, but collect the four late charges indicated on the  
92                   Resident Transaction Report Start Date: Jan 1, 2007. McDowell/Renner Vote 4/2/0

93                   **F.     Audit Engagement Letter from Deleon and Stang**

94                   The Board discussed the Letter from Deleon and Stang. They didn't make a decision  
95                   because they felt they needed to get some more information.

96                   Motion: That we don't accept the proposal from Deleon and Stang. McDowell/Renner Vote:  
97                   Unanimous

98                   Action: Ask Deleon and Stang to explain the 25% fee increase and request a fixed fee for the next  
99                   three years.

100                  **G.     2008 Draft Budget**

101                  The Board discussed the draft budget and made some modifications. The Board could not  
102                  vote on the budget yet as it hadn't been 30 days since it was published and sent to the  
103                  membership. They set another meeting for the final budget discussion and vote.

104                  Motion: To increase assessments per unit by one dollar above what was proposed to homeowners  
105                  in the draft budget. Holtzman/Walsh Vote:2/5/0

106                  Motion: To approve a meeting for the budget on May 17, 2007 at 7:30. McDowell/ Renner Vote:  
107                  Unanimous

108                  Action: Post a sign telling membership of a brief meeting to discuss and vote on the budget on  
109                  Thursday May 17, 2007 at 7:30.

110                  Ms. Kastermayer left at 9:00

111

112                  **H.     Y0 Fee Waiver Request re: 18715 Sparkling Water Drive, T-2 ( Methen)**

113                  The Board reviewed the March 6, 2007 letter.

114                  Motion: We decline the request to waive the \$40.00 fee because the facts don't support the issue.  
115                  McDowell/Renner Vote: 4/1/ 0 Mr. Holtzer recused himself from the vote.

116                  Action: Communication sent by Vanguard will note that the resident of 18715 Sparkling Water  
117                  Drive, can address the Board and further explain her reasons to them.

118                  **I.     THE NO TREASPASSING SIGNS**

119                  The Board reviewed a map that showed where the signs would be posted. The board is not  
120                  going to plant tress at this time.

121                  Action: Send signed letter to authorize the police to enforce the no trespassing signs.

122                  Action: Inform the resident that we will post the signs and ask him to speak with the neighbors.

123                  **J.     NOTICE OF ASPHALT MAINTENANCE PROJECT.**

124                  The Board reviewed the first notice that was sent to membership. The second notice will be  
125                  sent stating that residents do not park in the condominium lots.

126 Action: Vanguard will send information to the Church to let them know of the up coming  
127 resurfacing.

128 **G. Bike rack at previous meeting price of pad.**

129 The Board discussed information that was provided by management for the possibility of  
130 putting a bike rack down at the pool. The Board chose not to do it at this time.

131 Action: The Board will send a notice to the resident who requested this to let him know the Board  
132 did research what would be required to do this and considered it. But they have chosen  
133 not to do it at this time because there isn't enough need expressed to justify the cost.

134 **IV UNFINISHED BUSINESS**

135 There is no unfinished or old business

136 **V NEW BUSINESS**

137 There is no new business

138 **VI ADJOURNMENT**

139 There being no additional business the Board meeting adjourned at 9:40 p.m.

140 Motion: To adjourn the meeting at 9:40 p.m. Renner/Poon Vote: Unanimous

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143 Respectfully Submitted,

144 Erin Barry, Recording Secretary

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Fountain Hills Community Association, Inc.  
Motion List  
April 5, 2007

150 Motion: To table reviewing April's minutes until the next Board meeting or later in this meeting if  
151 time permits. Renner/McDowell Vote: Unanimous

152 Motion: Accept the proposed CCOC Agreement dated April 25, 2007 Poon/Renner Vote:  
153 Unanimous

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155 Resident Transaction Report Start Date: Jan 1, 2007. McDowell/Renner Vote 4/2/0

156 Motion: That we don't accept the proposal from Deleon and Stang. McDowell/Renner Vote:  
157 Unanimous

158 Motion: To approve a meeting for the budget on May 17, 2007 at 7:30. McDowell/ Renner Vote:  
159 Unanimous

160 Motion: We decline the request to waive the \$40.00 fee because the facts don't support the  
161 statement. McDowell/Renner Vote: 4/1/0 Mr. Holtzer recused himself from the vote.

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185 approved.

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187 three years.

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191 Drive, can address the Board and further explain her reasons to them.

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197 did research what would be required to do this and consider it. But they have chosen  
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213                           Residents in Attendance

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215                           Rick Morris

216                           Alice Kalamar

217                           R. Niclm Mahahir

218                           Dan Sharp

219                           Cyd Sharp

220                           Steven Muse