

# FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.  
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## Board of Directors Meeting

November 6, 2003

## MINUTES

The meeting was called to order at approximately 7:30 pm

Present were: Tom McDowell, Siu Poon, Charles Butler, Frank Walsh, Steve Kannry, James Caddell, Bill Renner; Craig Wilson and Bob Brunelle of Vanguard Management and Carol Koch-Worrell, Recording Secretary.

There were 2 homeowners present.

### **Homeowner Open Floor:**

1. Rosemary of 18730 Harmony Woods Lane expressed concern regarding the parking area cleanliness and its danger to the children as well as cars. She also commented on the condition of the trees in the tree preserve and the possibility of them falling into the common area.

2. Steve Kannry questioned the progress of discovering who dumped a large pile of dirt in the common area. Bob Brunelle has photos and is working on resolving this issue.

3. Siu Poon noted that her neighbor has concerns regarding speeding, construction nearby of new town homes, and zoning. Craig Wilson suggested that the zoning and construction issues are really out of the realm of responsibility for the HOA.

**Guest:** Jennifer Brill, interim chair of the Landscaping Committee

**Meeting Minutes:** Meeting minutes for the September 4<sup>th</sup> meeting as well as the executive meeting were approved. The motion to approve the minutes came from Frank and was seconded by Tom. All were in favor.

**Reports of Officers/Directors:** None

### **Reports of Committees:**

**ARC** - None

**Web Site** - None

**Pool Committee** – Leslie Soto is collecting names of those interested in the Swim Team There will not be another meeting until the last Thursday of the month in January due to Thanksgiving and Christmas.

**Grounds/Landscaping Committee.** – The overseeding has been completed. James noted that some “other areas” were included. Jennifer brought to the board’s attention that the replacing of dead trees has not been done. Craig stated that it’s scheduled to be done soon. Jennifer proposed work at a cost of \$5500 to be done behind 13205 Autumn Mist Way. These proposed plantings were to be done 3 years ago but this work was overlooked.

The next meeting will be on November 19<sup>th</sup> at 7:30 pm.

**Social Committee**-The bowling party was on the 18<sup>th</sup> of October and there were 11 people. There will be no meeting on the 16<sup>th</sup>.

**Newsletter** - None

**Fountain Hills Condominium-** Only the condominium association paid for the sofa removal.

The exact design for the French drain that is being installed for the pool drainage is still being looked into by Bob.

The no pool parking sign is MIA. Craig will get a new one for next year.

**THNAC-** None

**SFNAC** - None

**Management Report:**

1. Snow Clearing quotes: After some discussion regarding the past history of quality in workmanship that Dunlevy provides, Siu Poon made a motion to stay with Dunlevy for Snow removal. Steve Kannry seconded the motion. All were in favor.
2. Landscape Maintenance Contract Renewal: Tom McDowell made a motion to table this issue until a bid from Dunlevy is received. Charles Butler seconded the motion . All were in favor
3. Landscape Planting Proposal: A bid from AW Landscapes for \$5500.00 that includes the planting, staking, mulching, and 1 year warranty for about 15 trees to be planted was approved. The motion was made by Frank Walsh to approve this proposal pending an alternative tree for the sweet gum is chosen. Siu Poon seconded the motion and all were in favor.

***MOTION-. To approve the planting of trees behind Autumn Mist Way, pending an alternative tree for the sweet gum be chosen, at a cost of \$5500-carried.***

4. Cemetery Trees: Bill Renner made a motion to remove the trees and replace them with arborvitae at a cost of \$750. Bill Renner also added that the affected homeowner be contacted about this tree removal and replacement Tom McDowell seconded the motion. The motion carried without opposition
5. Pool Management Contract Renewal: Charles Butler made a motion to approve the proposed renewal with last year's language at this year's cost. Page 30 should reflect a cost of \$50.00 The motion was seconded by Tom McDowell and passed without opposition.
6. Pool Lobby Meeting Room: Bob Brunelle described the supplies that are necessary at a cost of \$3560. At \$15 per hour after 235 hours al of these supplies will be paid for. Bill Renner suggested that 12 chairs would be sufficient. Charles Butler moved to approve the proposal as is. Tom McDowell seconded. Steve Kannry questioned the price of the chairs. Bill Renner questioned the use of plumbing. Craig Wilson noted that the restroom area will be so full of pool furniture that the use of the restrooms will not be an issue. Steve Kannry asked to amend the motion to hold of for now on the tables, chairs, and the message board. Motion was changed to approve items 3 and 4 only with the money coming from site improvements. All in favor and motion carried.

***MOTION-To approve items 3 and 4 from the pool lobby improvement proposal. -carried.***

7. Drainage along the Condominium parking lot: Bob is still seeking further proposals.
8. 2003 Draft Audit: Charles Butler moved to table the issue for now, Steve Kannry seconded. Once approved, the President and Treasurer must sign. Bill Renner noted that on p.13 there was a time when they operated under a deficit. This money has been replaced in the reserves and now there is no shortage of funds. The motion was carried without opposition.

9. 13511 Champions Way Fee Collection Issue: Tom McDowell moved to proceed with foreclosure, Siu Poon seconded the motion and the motion was carried without opposition.

10. ARC Appeal from 19008 Noble Oak Dr.: Siu Poon moved to schedule a meeting for an appeal for December. All in favor.

11. Fountain Renovation: Steve Kannry moved to table the issue until more proposals are received, Frank Walsh seconded the motion. The vote was five in favor, one opposed (Butler and one abstain (McDowell). The motion carried.

**Unfinished Business:** The Fountain Hills Condominium asked to permanently remove the wiring for the street light from their electrical supply through a re-wiring by Montgomery Lighting.

Tom McDowell moved to both and retroactively reimburse and prepay FHC, annually in advance, the approximate annual operating cost for the light of \$70.00. Siu Poon seconded the motion and motion was carried by a vote of six in favor and one abstain. (Walsh).

Steve Kannry then moved to table this issue until January. Siu Poon seconded the motion and the motion carried without opposition.

The Dawson Farm Fencing removal or repair issue will be tabled until the next meeting.

***MOTION TO ADJOURN:*** - by Bill Renner, Tom McDowell seconded, all in favor

The meeting was adjourned at 9:10 pm

The next meeting will be on December 4th at the Up-County Government Center. Respectfully submitted,

Respectfully submitted,  
Carol Koch-Worrell,  
Recording Secretary