

**Fountain Hills Community Association
Preliminary Board of Directors Meeting
November 6, 2014**

As Approved at the December 4, 2014 Board of Directors Meeting

Board Members Present: Niclom Mahabir, Vice President
Harry Matchett, Treasurer
Hari Donthi, Secretary
Steven Muse, Director
Frank Walsh, Director

Others Present: Ruchita Patel, Property Manager
Marylou Bono, Recording Secretary

Homeowners Present: Homeowners

Call to Order

The meeting was called to order at 7:31 pm by Vice President Nick Mahabir. Mr. Mahabir briefed the Board and homeowners present regarding the order of business for the evening. If there was a quorum, the Annual Meeting would be held. He advised that there would be a brief Board meeting to vote on several time sensitive items, followed by adjournment for the Annual Meeting. The Board meeting would reconvene with the newly elected Board after the Annual Meeting. Mr. Mahabir turned the meeting over to Management Agent Ruchita Patel.

Voting Items

Meeting Minutes - Ruchita Patel reviewed with the Board each of the proposed revisions to the October 2, 2014 Board meeting minutes which had been submitted by Board members. Due to the number of changes, Ms. Patel suggested that the Board forward any future proposed revisions to her at least 48 hours ahead of the scheduled meeting so that a draft could be compiled.

MOTION: (Steven Muse, Hari Donthi) Accept the minutes of the October 2, 2014 Board of Directors meeting as amended.

Vote: Approved 3-2-0 (Frank Walsh, Nick Mahabir – opposed)

Snow Contract - Ruchita Patel presented a renewal contract from D & A Dunlevy for snow removal in the community for the 2014-15 season.

MOTION: (Nick Mahabir, Harry Matchett) Accept the renewal of the snow removal contract from D & A Dunlevy as presented.

Vote: Approved unanimously.

Lake Geneva Way Landscaping - Ruchita Patel presented three proposals for this work. She recommended the proposal from PGC with the stipulation that they use larger shrubs.

MOTION: (Nick Mahabir, Frank Walsh) Accept the proposal from Potomac Garden Center for landscaping on Lake Geneva Way not to exceed \$614.80.

Vote: Approved 3-2-0 (Steven Muse, Harry Matchett - opposed).

Nick Mahabir moved to adjourn the preliminary Board meeting to call to order the Annual Meeting at 8:03 pm.

Submitted by: Marylou Bono, The Management Group Associates, Inc.

/mlb
FN – III6c
G:\FN\II.I. Reports\II.I.6.c. - Meeting Minutes\2014\Nov 2014 Preliminary.docx

**Fountain Hills Community Association
Board of Directors Meeting
November 6, 2014**

As Approved at the December 4, 2014 Board of Directors Meeting

Board Members Present:	Thomas Walker, President Christopher Allo, Vice President Harry Matchett, Treasurer Frank Walsh, Secretary Lena Burleson, Member at Large Hari Donthi, Member at Large Katharine Stout, Member at Large
Others Present:	Ruchita Patel, Property Manager Marylou Bono, Recording Secretary
Homeowners Present:	Homeowners

Call to Order

The meeting was called to order at 8:56 pm.

Ruchita Patel advised that she would run the meeting until a new Board President was elected, at which time she would turn the meeting over to that person.

Ms. Patel called for nominations from the Board for each officer position:

MOTION: (Lena Burleson, Katharine Stout) Appoint Tom Walker as President.
Vote: Approved unanimously.

MOTION: (Tom Walker, Lena Burleson) Appoint Christopher Allo as Vice President.
Vote: Approved unanimously.

MOTION: (Hari Donthi, Christopher Allo) Appoint Harry Matchett as Treasurer.
Vote: Approved unanimously.

MOTION: (Frank Walsh, Christopher Allo) Appoint Frank Walsh as Secretary.
Vote: Approved unanimously.

The following Board members will serve as Members at Large: Lena Burleson, Hari Donthi, Katharine Stout.

Ruchita Patel advised that the meeting would now be turned over to the new President, Tom Walker. She suggested that decisions on voting items in the management report be deferred until the December meeting so that the new Board has a chance to review the items, and that the last half hour of the meeting be designated as Homeowner Forum.

Tom Walker inquired regarding the rules for running the meeting and training for Board members. Ms. Patel advised that TMGA could conduct a training session for the new Board.

Harry Matchett inquired regarding the reconstitution of committees and appointment of new members. Ruchita Patel advised that the Board could pass a motion to extend the committee memberships until the December meeting, when the committees could be reconstituted.

MOTION: (Tom Walker, Hari Donthi) Have all Committee memberships remain as is until reconstitution at the December meeting.

Vote: Approved unanimously.

Homeowner Forum commenced at 9:08 pm.

Steven Muse advised that he had printed information available regarding the funds expended on the recently decided CCOC case and made a personal statement regarding comments allegedly made about him by community members.

Robert Love thanked the community volunteers and had some suggestions for the new Board. He felt that it would be helpful to review the budget at the beginning of each Board meeting including a regular report on delinquencies. He commented that there is an excessive amount of signage in the community. He is against speed humps and dog stations and suggested seeking legal advice on methods to recoup funds lost by the community as a result of frivolous lawsuits.

Vernard McBeth disseminated printed information regarding his CCOC case and current appeal.

Dave Bozak agreed with Mr. Love's comments.

Joanne Windsor agreed with Mr. Love's comments. She does not understand why the CCOC case has been appealed. She has high hopes for the new Board.

A new resident from 13227 Lake Geneva Way commented that he was in 80% agreement with Mr. Love's comments, although he supports the installation of speed humps. He inquired regarding the ongoing WSSC work adjacent to the community.

Oscar Urcia asked that the Board consider increasing the community's landscaping budget.

Jocelyn Cho asked how she could contribute to the community. She also supported increasing the landscaping budget and noted that there were several trees in the community planted by the builder which are now too large for the area in which they were planted.

Tom Walker expressed concern regarding the number of comments on the landscaping budget. Harry Matchett explained that the landscaping budget consisted of two parts: cutting of homeowner yards and improvements. The improvement budget had been slightly decreased a few years ago.

Lena Burleson inquired how suggestions and issues brought up in Homeowner Forum had been previously responded to or resolved and how they should be addressed going forward. Ruchita Patel discussed the structure of Homeowner Forum and that the "3 minute rule" had been instituted to bring order and allow the Board time to address other items on the meeting's agenda. Going forward, the previous Board had voted to restructure the meeting agenda to begin with Voting Items. Homeowner Forum would be heard during the last half hour of the meeting and will hopefully move back to being more of a dialogue. She advised that the Board should decide how they would like to structure Homeowner Forum and respond to issues raised.

Tom Walker inquired as to how Committee members are appointed and Ms. Patel explained the procedure. Mr. Walker feels that Committee Chairs should make member recommendations to the Board.

Lena Burleson inquired regarding rules for Committees and Harry Matchett advised that the Terms of Reference were on the website.

As the Enforcement Committee had members to appoint:

MOTION: (Harry Matchett, Lena Burleson) Appoint Joanne Windsor, Sue Adamkiewicz, Jackie Arnold and Barbara Peressini to serve on the Enforcement Committee. Following discussion, Harry Matchett amended his motion to include Steven Muse's participation on the Committee, and the amendment was seconded by Lena Burleson.

Vote: Approved unanimously.

Hari Donthi inquired regarding offsite meetings. Ruchita Patel explained that the Board can have training or work sessions to discuss community issues, but not to make decisions or pass motions.

Adjournment

MOTION: (Lena Burleson, Christopher Allo) Adjourn the Board of Directors meeting at 9:39 pm.

Vote: Motion passed unanimously

Submitted by: Marylou Bono, The Management Group Associates, Inc.

/mlb
FN – III6c
G:\FN\II.I. Reports\II.I.6.c. - Meeting Minutes\2014\Nov 2014 New Board.docx