

Fountain Hills Community Association

Board of Directors Meeting

October 7, 2010

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Service Center on Thursday, October, 7, 2010 at 7:30 p.m.

Board Members Present:

Nicolm Mahabir, President
Vernard McBeth, Vice President
Daryl McFadden, Treasurer
Frank Walsh, Secretary
Brandon Dart, Director
David Holtzman, Director

Also Present:

Stephon Collins, Community Manager
Craig Wilson, Vanguard Management
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Steven Muse, Director

Homeowners Present:

Tom McDowell, 18911 Porterfield Way
Denise Herbert, 13300 Rising Sun Lane

A. CALL TO ORDER

The October Board of Directors Meeting was called to order by Nicolm Mahabir at 7:32 p.m.

B. MINUTES

1. September 7, 2010 Board of Directors Minutes

MOTION: (David Holtzman/Brandon Dart) Approve the minutes of September 7, 2010 Board of Directors Meeting as modified by Frank Walsh.

Vote: Motion Passed - 4 ayes

C. MANAGEMENT REPORT

1. Snow Removal Proposals

Management provided the Board with proposals for snow clearing for the Fountain Hills Community Association from McFall & Berry, O'Leary Asphalt, and D&A Dunlevy for the 2010/2011 winter season. D&A Dunlevy provided the snow removal services last year. The Board discussed the proposed rates between the three (3) contractors. Vernard McBeth stated the McFall & Berry would probably come in with the lowest price overall, but this could be negated due to the learning curve of doing the snow removal in Fountain Hills For the first time. David Holtzman stated that D&A

Dunlevy did an excellent job last winter with the snow clearing and saw no reason not to trust them this year also.

MOTION: (David Holtzman/Brandon Dart) Accept the proposal from D&A Dunlevy for snow clearing for the 2010/2011 winter season.

Vote: Motion Passed - 5 ayes/1 abstention (McBeth)

2. Computerized ID System for Pool Passes

The Board request information from Management on computerized ID systems for pool passes. Management reported that the prices from Club Sentry would be between \$3,799.00 to \$4,144.00 depending on the type of card; paper covered with plastic or PVC. This price includes the computer, monitor and camera. IDenticard quoted a price around \$3,000.00.

Vernard McBeth stated that he had contacted Jolly, Inc. about the Lobby Track Visitor Management System, and the quoted costs were from \$2,024.00 for the basic system up to \$3,500.00, without the computer.

David Holtzman noted that having a computerized ID system means that every man, woman, and child in the community would be required to have a picture ID for pool admission. He queried whether it is safe for children in the community to have a photo ID. The computer to monitor the pool passes would also need to be located at the pool. Mr. Holtzman inquired what safeguards and security would be implemented to keep this information safe. He also inquired what liability there is for the HOA if there is a breach of the information. Mr. Holtzman asked residents at the picnic about having a computerized system for pool passes and some residents were concerned about the sex offenders who live in close proximity of the pool.

Vernard McBeth was irate that Mr. Holtzman would be concerned about information that would be on the computer as previously Mr. Holtzman stated that he wanted to post delinquent accounts up at the pool. Mr. McBeth stated that the computerized ID system would save the community money over using the current paper system.

Management stated that all the computerized ID systems for pool passes in use at communities managed by Vanguard are run by volunteers. Mr. McBeth inquired if Management could facilitate the picture taking and inputting of information for the computer. Craig Wilson responded that it would depend on staff availability and the cost of bonuses that the staff receives for pool administration. Someone would also have to input the updated delinquent information each week. Mr. McBeth inquired if the delinquent information could be added to the system remotely. Management responded that this could be done if there was internet connection which would cost \$70.00-\$100.00 a month.

Nicolm Mahabir suggested that a sub-committee of Board Members look into the computerized pool passes and report back to the Board next month. No Board members were willing to take on this task.

Vernard McBeth stated that he would contact the company that he talked with and

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inquire about masking information. Management will contact the attorney about the liability of this type of pool pass system.

The Board agreed to table further discussion of this matter until more information was obtained.

3. Request for Waiver

Management received a request from homeowner at 13343 Rushing Water Way requesting a waiver of the \$35.00 return check fee. The return check fee is a hard cost for the Association.

MOTION: (Daryl McFadden/David Holtzman) Deny the request for waiver of the \$35.00 return check fee for 13343 Rushing Water Way.

Vote: Motion Passed - 6 ayes

4. Parking on Mary Cele Lane

Management received a letter from 18702 Mary Cele Lane along with a petition expressing concern of the lack of parking in this area of the community and the continued use of the parking spaces by the residents of the Condominium. The letter stated that vehicles from the Condominium are parked for long periods of time. Management stated that the Board could consider assigned parking for this area. There are seven (7) townhouses in this area and each would have the use of two (2) spaces. This would still leave some spaces free in the area. Rising Sun Lane and Little Star Lane also have the same issue with parking.

David Holtzman stated that he had walked Mary Cele Lane and did not notice that the area was full. He did notice several commercial vehicles parked there. Management stated that these vehicles are only a problem if there is lettering on the side. Also, a vehicle is not tagged without a written complaint from a homeowner.

MOTION: (Vernard McBeth/Daryl McFadden) Reserve fourteen (14) spaces for the seven (7) for townhouses on Lake Mary Cele Lane.

Nicolm Mahabir inquired what the cost would be for numbering the spaces and putting up the signs. Management stated that the cost would not be that expensive.

Frank Walsh stated that he considered that parking was first come, first served in the community. He requested that the Board wait on the decision about reserved parking as this issue has not been raised before.

Daryl McFadden stated that homeowners would want to know they have their own parking spot to use when they come home.

Vote: Motion Passed - 4 ayes/2 nays (Holtzman/Walsh)

5. Request for Additional Lighting on Rising Sun Lane

Management received a request from the homeowner at 13300 Rising Sun Lane

for an additional street light near the house. There is only one other street light at the

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other end of Rising Sun Lane.

Management talked with Montgomery Lighting concerning the cost to install a street lamp. The cost would be about \$1,500.00 provided power could be run from one of the other lights.

Daryl McFadden inquired what would happen if the power cannot be run from another light. Management stated that Montgomery Lighting would prepare a new quote for the Board. Management stated that the cost could double.

David Holtzman stated that the streets lights on Fountain Club Plaza by the pool are still not working. He asked why Fountain Hills would install another street light, when the street lights we already have are not working. Management stated that Montgomery Lighting has received work orders to have these lights fixed, but maybe there is a deeper problem. Management will investigate this issue further.

Vernard McBeth inquired about solar lighting. Craig Wilson stated that unless the technology has improved they do not generate enough light.

The Board requested that Management get more detailed information on adding the street light and the cost for the next Board Meeting.

D. HOMEOWNERS OPEN FORUM

1. Denise Herbert, 13300 Rising Sun Lane, was present concerning the addition of a street light near her house on Rising Sun Lane. Ms. Herbert stated that the area is dark and she is concerned for the safety for herself and her daughter.

The Board stated that they will look at the proposal for a new street light and will let Ms. Herbert know their decision.

2. Tom McDowell, 18911 Porterfield Way, was present at the Board Meeting as he thought the Board still reviewed ARC Applications. He did not realize that the ARC Committee had been restarted. This information was not placed on the web site. Management will check on this matter.

Nicolm Mahabir mentioned that there are several committees that could use more homeowners to be involved; i.e. Social Committee, ARC Committee, and the Landscape Committee.

3. Vernard McBeth inquired if the bench at the lot on Lake Geneva Way was supposed to be wood or synthetic. Management replied that the bench is PVC from recycled material to look like wood. Mr. McBeth also mentioned that this bench is tilted. Management stated that this will be fixed.

Mr. McBeth also noted that the concrete sidewalk on Lake Geneva Way is falling apart. Management will check on this matter.

E. UNFINISHED BUSINESS

1. Dog Waste Stations

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Vernard McBeth mentioned that another resident of Fountain Hills mentioned to him about having dog waste stations in the community. Mr. McBeth stated that he had checked with Duty Calls and they would empty the dog stations for \$12.00 a station.

2. Update on the Abandoned House

Management has sent correspondence to the County Attorney along with pictures of the trash that was removed and the broken water pipes. The only reply that Management had to that correspondence so far is a basic questionnaire about the interaction with the County. Management is waiting for a response from the County Attorney.

3. Enforcement Committee Inspection Report

Vernard McBeth, speaking for Steven Muse, stated that several of the plain site violations were for repeat offenders. The homeowners have received warning letters but no fine. Management has updated the enforcement committee inspection sheet as some of the violations were not repeat offenders. Management stated that the repeat offenders will be sent notices about fines.

Frank Walsh inquired about several items on the Enforcement Committee Inspection report. He inquired as to why the car was in violation at Autumn Mist Drive and Rising Water Way. Management has not been able to verify the reason for this violation. Mr. Walsh also asked for more information for the violation at 18915 Porterfield Way. Management stated that the hinges for the storm door were still in place, so the hardware needs to be removed or a screen door installed.

4. Waste Disposal Contract

Daryl McFadden inquired what the cost was for the disposal company hired for Fountain Hills Community Association. The cost per month is \$3,384.00 which includes two (2) trash inclosures and free bulk trash removal. The contract is for the calendar year, but there is a sixty (60) day notice to cancel.

5. Dog Swim

David Holtzman stated that when the Board approved the dog swim program, there was a stipulation that there would be no fee for this activity. Mr. Holtzman noted that a fee was collected that did not involve Management but went to the Montgomery County Human Society.

Mr. Holtzman was concerned about the control of the collection of money as it was not approved by the Board and there was no accounting of the money that was collected. Management stated that a thank you noted was received from the Montgomery County Humane Society for the donation from Fountain Hills Community Association.

Mr. Holtzman would like to avoid these situation in the future and have clear

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the Board. Generally, Board Members don't touch money.

6. Fountain Hills International Festival

David Holtzman thanked Niclom Mahabir, Siu Poon, and the rest of the Social Committee for a successful picnic. The event was enjoyed by a lot of residents. Daryl McFadden stated that the food was great.

F. ADJOURNMENT

MOTION: (Vernard McBeth/Daryl McFadden) Adjourn the Board of Directors Meeting at 8:43 p.m.

Vote: Motion Passed - 6 ayes