

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
September 6, 2007

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on September 6, 2007 at 7:30 p.m. for a regular meeting.

Present:

Mr. Tom McDowell, President
Mr. David Holtzman, Treasurer
Mr. Frank Walsh, Secretary
Ms. Siu Poon, Director
Ms. Sue Adamkiewicz, Director

Absent:

Mr. Bill Renner, Vice President
Ms. Robin Kastenmayer, Director

Others Present:

Mr. Stephon Collins, Vanguard Management
Ms. Erin Barry, Recording Secretary
Mr. Phil Carter, Community Pool
Mr. Rob Smith, Community Pool

I. 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 asked if the new landscapers would be mulching the street trees in the single-family area. Management confirmed it was scheduled to be done this fall.
- A resident complained about the pool this summer. She felt it was dirtier than usual and several times when she went this summer, not all pools were open because there was not enough staff. The guards didn't control passes and guest passes as they should have. She noticed the guards talked on their cell phones while guarding and didn't seem to be watching. She also felt the new flotation rule was very inconvenient for parents. Community Pools confirmed that the flotation rule was a Montgomery County safety rule that they were enforcing.
- A resident felt that the new landscapers had already made an improvement to the community.
- A resident complained that she hadn't been reimbursed from damage done by the previous landscape company. Management said they were aware of that and were working on it.
- A resident shared he was also disappointed in the pool this year. He felt supervision was an issue and was frustrated that the front desk wasn't staffed.

III. MANAGEMENT REPORT

A. Minutes of Meeting

The Board reviewed the minutes of the previous meeting.

Motion: To approve July 5, 2007 minutes subject to changes. McDowell/Poon Vote: Unanimous

Motion: To accept August 2, 2007 minutes as amended. Poon/Holtzman Vote: Unanimous.

48 **B. Community Pool, Phil Carter**
49 The Community Pool acknowledged they had staffing problems this year but claimed they
50 did try to take care of the problems as they came up. They apologized for their mistakes and
51 the inconvenience it caused Fountain Hills this summer. They realized this was a bad year
52 but stated that this was the first year since managing the pool for almost 9 years that they
53 had such difficulties. They asked the Board and community to consider them again next
54 year so they could regain the community's confidence.

55 **C. Reports of Officers or Directors**
56 The treasurer noted that from the July 2007 account reports one of the reserve
57 accounts, Wachovia 6175, exceeds the FDIC insurance limits. He suggested Fountain Hills
58 take out another small CD for short term.

59 Motion: Recommend that we instruct Management to transfer \$30,000.00 from the Wachovia
60 6175 account to a Smith Barney 90 day CD and renew it every 90 days. Holtzman/
61 McDowell Vote: Unanimous

62 **IV COMMITTEE REPORTS**

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64 **A. Social Committee**
65 No report
66 **B. Landscaping Committee**
67 No report
68 **C. Pool Committee**

69 Ms. Kalamar said she had hoped to restrap the chairs this fall but noted the chairs have
70 been removed. The Board will revisit this issue in March 2008.

71 **E. Web Committee**
72 No report
73 **F. Fountain Hills Condominium**
74 They reported they are fixing their fire alarms and checking out new landscaping
75 companies.

76 **J. Architectural Review Committee**
77 They had one application in August that was approved; Chen, 18936 Fountain Hills, Single
78 -Family, brick patio)
79 They spent last month's meeting working on updates of the ARC guidelines for the single-
80 family homes and will finish the townhouse updates at their next meeting. They will submit
81 their updates for review at the October Board meeting. They asked about two homes on
82 Great Seneca that were in violation. Management confirmed that they sent out the letters
83 about those violations as well as others from their last community walk through.

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85 **111. MANAGEMENT REPORT**

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87 **A. Neighborhood Advisory Council**
88 The Board checked with their attorney and have decided to continue in the direction and
89 structure of an advisory council as specified in the documents.

90 Action: The Board members will review the Lake Geneva/Mediterranean Advisory Committee
91 Review Documents and get a list of the names of who would to be on the committee .

92 **B. Phase II Asphalt Project Notice**

93 Management reported that starting tomorrow, residents and near by businesses that will be
94 affected by phase II of the asphalt project will be notified by fliers on the doors.

95 **C. Tot Lots**

96 Management shared the bids they received for the replacement of wood chips for the tot lot.
97 They recommend Fountain Hills do it now rather than wait for the spring.

98 Motion: I motion that we approve D&A Dunlevy Landscapers proposal for \$7,050.00 to replenish
99 the wood chips in the Tot Lots. Poon /McDowell. Vote: Unanimous

100 Action: Management will begin getting estimate for replacing the tot lot playground equipment.

101 **D. Delinquency for Rushing Water Way**

102 The Board discussed the proposal.

103 Motion: To accept proposal settlement offer from the attorney with the proposal to pay \$3,700.00
104 in installments of \$100/month above the regular monthly assessment. McDowell/Poon
105 Vote: Unanimous

106 **E. Fee Waiver Request 18629 Village Fountain Drive**

107 The Board reviewed the letter from the resident.

108 Motion: Recommend that we waive the late charges of \$45.00 as requested by homeowner.
109 McDowell/Poon Vote: 3/2/0

110 **IV UNFINISHED BUSINESS**

111 There was no unfinished business at this time.

112 **V NEW BUSINESS**

113 The applications for the Board are due by the end of September. An electronic form made
114 available on the website was requested.

115 **VI ADJOURNMENT**

116 There being no additional business the Board meeting adjourned at 9:10 p.m.

117 Motion: to adjourn the meeting at 9:10 p.m. Poon/ Adamkiewiez Vote: Unanimous

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120 Respectfully Submitted,

121 Erin Barry, Recording Secretary

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Fountain Hills Community Association, Inc.
Motion List
September 6, 2007

127 Motion: Recommend that we instruct Management to transfer \$30,000.00 from the Wachovia
128 6175 account to a Smith Barney 90 day CD and renew it every 90 days. Hotzman/
129 McDowell Vote: Unanimous

130 Motion: I motion that we approve D&A Dunlevy proposal for \$7,050.00 to replenish the wood
131 chips in the Tot Lots. Poon /McDowell, Vote: Unanimous

132 Motion: To accept proposal settlement offer from the attorney for resident of 13313 Rushing
133 Water Drive to pay \$3,700.00 in installments of \$100/month above the regular monthly
134 assessment. McDowell/Poon Vote: Unanimous

135 Motion: Recommend that we waive the late charges of \$45.00 as requested by homeowner.
136 McDowell/Poon, Vote: 3/2/0

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153 Fountain Hills Community Association, Inc.

154 Action List
155 September 6, 2007

157 Action: The Board members will review the Lake Geneva/Mediterranean Advisory Committee
158 Review Documents and get a list of the names of who would be on the Committee.

159 Action: Management will begin getting estimate for replacing the tot lot playground equipment.

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180	Residents in Attendance
181	Alice Kalamar
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