

**Fountain Hills Community Association**  
**Board of Directors Meeting**  
**February 7, 2019**

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Services Center on Thursday, February 7, 2019 at 7:30 p.m.

**Board Members Present:**

Harry Matchett, President  
Sherry Lee, Vice President  
JoAnn Windsor, Treasurer  
Frank Walsh, Secretary  
Wenhai Liu, Director  
Kevin Miller, Director  
Bob Fabiszak, Director

**Also Present:**

Ralph Caudle, Community Manager  
Ruth Ann Allen, Recording Secretary

**Guest Present:**

Stacey Teig, Program Supervisor for Cornerstone Montgomery

**Homeowners Present:**

Irena Tadesse, 18707 Harmony Woods Lane

**A. CALL TO ORDER**

The Board of Directors Meeting was called to order by Harry Matchett at 7:30 p.m.

**B. HOMEOWNERS FORUM**

1. Board Member Frank Walsh noted that the landscaper left piles of leaves again on Fountain Club Drive and on other streets.  
Mr. Walsh also noted that the front right-hand light when facing the pool house is out.

2. Irena Tadesse, 18707 Harmony Woods Lane, noted her concerns regarding trash, noise, Christmas decorations left up, and odors from smoking.

The Board noted that Ms. Tadesse's concerns that are associated with the interior of the unit should be brought up to Chambers Management.

FHCA can look into the situation with the trash. Ms. Tadesse noted that trash is being put out early and animals come and rip open the bags.

3. Kevin Miller noted that his shared driveway on Lake Placid Lane wasn't plowed during the snow storm. Harry Matchett noted that this driveway is actually the homeowner's responsibility.

Mr. Miller also noted that Lake Placid Lane was not plowed after two (2) days following the snowstorm. The Board noted that this is a County road and if it hasn't been plowed in 12-14 hours following the snowstorm to call 311 or send a message through the website.

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4. Board Member Bob Fabiszak noted that the snow plowing in the village was handled well.
5. Board Member Sherry Lee noted that piles of leaves had been left by the landscaper and that this happened again even after the discussion with the landscaper at the January Board Meeting about the leaf piles not being removed in a timely manner.

**C. STACEY TEIG, CORNERSTONE MONTGOMERY**

Stacey Teig, Program Supervisor with Cornerstone Montgomery, was present for her bi-annual check in with the Board of Directors on the residents who live in the community through Cornerstone Montgomery. The Board noted that there have been no issues.

Management noted that Cornerstone Montgomery does a great job on staying on top of issues that arise concerning the housing owned by the organization.

**D. MINUTES**

1. January 3, 2019 Board of Directors Meeting Minutes

**MOTION:** (Bob Fabiszak/Frank Walsh) Retain wording in Item F1 except for the amount of the contract, use “periodic” instead of “regular” and use “BrightView Landscape Services”.

**Vote:** Motion Passed – 5 ayes/2 nays (Lee, Matchett)/0 abstentions

**MOTION:** (Frank Walsh/Bob Fabiszak) Eliminate the cross outs and leave in the wording for Items F2 and F3 and change “replaced” to “repaired” in Item F4.

**Vote:** Motion Failed: 3 ayes/4 nays (Lee, Liu, Matchett, Windsor)/0 abstentions

**MOTION:** (Harry Matchett/JoAnn Windsor) Approve the January 3, 2019 Board of Directors Minutes as edited by Harry Matchett, incorporating edits by Bob Fabiszak as identified in his approved motion.

**Vote:** Motion Passed – 6 ayes/1 nay (Walsh)/0 abstentions

**E. OFFICER REPORTS**

1. President

Harry Matchett inquired if the November 18 Board of Directors Meeting Minutes had been corrected. The Recording Secretary noted that the corrected minutes had been sent to Management and need to be placed on the website.

Mr. Matchett noted that there continues to be issues with the recording of the collection fees. He noted that they should be applied directly to the receivable account as this is the method Fountain Hills has used for financial statements.

Mr. Matchett inquired if the reimbursement had been received from Brighton Dam. Management stated that the reimbursement had not been received and will follow-up on this matter.

Mr. Matchett noted that a report provided by Management indicated that there were eighteen (18) Architectural Review Committee (ARC) applications in November and requested

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that Management double check on this situation. JoAnn Windsor noted that because the ARC had zero (0) applications in November did not meet.

Mr. Matchett inquired of Management whether the budget process was on track for the draft budget to be available at the March Board Meeting for approval for distribution to homeowners. Management noted that the draft budget will be ready for the March meeting.

Mr. Matchett noted that the County Pool Inspector cited the wooden structures holding the electrical junction boxes as footholds for people to climb over the fence. However, Mr. Matchett requested clarification as the inspection states they are a barrier and what is cited as "footholds" are not attached to the fence, and therefore are not part of the barrier. Board Members discussed several ideas for minimal cost solutions to correct this matter for County compliance. Management also noted that according to the Reserve Study, the pool fence was scheduled for replacement in 2018. The Board agreed that the pool fence would probably need to be replaced in the next few years. Frank Walsh inquired if the Association could investigate whether the County might provide a waiver until the fence is replaced within a couple of years, if the Community agrees that when the fence is replaced, it will be placed such that the junction boxes are inside the fence. Management will seek clarification on this situation with the County Pool Inspector.

Mr. Matchett noted that the landscaper left piles of leaves near Dawson Farm Road, on Mediterranean Drive, Lake Geneva Way, and Harmony Woods Lane. The leaf piles were smaller than when previously left, but there were more piles and more tree debris. The leaf piles were picked up today. The Board was disappointed that this situation had happened again after discussing this matter with BrightView Landscapes Services last month.

Mr. Matchett noted that Management has suggested that the Board review some of the delinquent accounts for action. This matter will be discussed under Executive Session.

**F. ADJOURNMENT TO EXECUTIVE SESSION**

**MOTION:** (Harry Matchett/Sherry Lee) Adjourn the Board of Directors Meeting into Executive Session at 8:43 p.m.

**Vote:** Motion Passed – 6 ayes/0 nays/1 abstention (Walsh)

**G. RESULTS OF THE EXECUTIVE SESSION**

The Board discussed possible actions that could be taken to address delinquent accounts.

**H. ADJOURNMENT OF EXECUTIVE SESSION TO THE REGULAR BOARD MEETING**

**MOTION:** (Bob Fabiszak/Harry Matchett) Adjourn the Executive Session and move into the regular Board Meeting at 9:21 p.m.

**Vote:** Motion Passed – Unanimous

**I. OLD BUSINESS**

1. Pool House Roof

Bob Fabiszak noted that he had looked at the railings that belong on the roof of the pool house, and his feeling is that they are architecturally necessary to the roof and that removing the railings would also not be consistent with other adjacent roofs that have railings.

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Mr. Fabiszak stated that he would be opposed to removing the railings on the pool house roof.

**J. NEW BUSINESS**

1. Pool House

Sherry Lee reported that she had noted that the back door of the pool house door was not secured and was banging in the wind. Ms. Lee inquired if anyone knew who had been in the pool house recently. Board members suggested this might have been RSV Pools as they periodically enter the pool house. Ms. Lee requested that RSV Pools be reminded to make sure all the pool house doors are secured before leaving.

**K. ADJOURNMENT OF THE BOARD OF DIRECTORS MEETING**

**MOTION:** (Harry Matchett/Sherry Lee) Adjourn the Board of Directors Meeting at 9:29 p.m.

**Vote:** Motion Passed – 6 ayes/0 nays/1 abstention (Walsh)