

# **Fountain Hills Community Association**

## **Board of Directors Meeting**

### **April 4, 2019**

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Services Center on Thursday, April 4, 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

#### **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. Frank Walsh commented the two lights in front of the pool house light fixtures are out.
2. JoAnn Windsor questioned why the landscape company changed the tree mulch configuration from a circular pattern that has been in place from the development stages to a square shape. She stated the mulch is going to wash out into the streets.
3. Sherry Lee drove through the community and noticed the lights located on Autumn Mist Drive are out on an intermittent basis.
4. Harry Matchett stated that he had not received the budget postcard. Mr. Matchett was provided with the code to access the budget information online.

**MOTION:** (Bob Fabiszak/Frank Walsh) To have the nonworking pool lights on next month's meeting agenda.

**Vote:** Motion Passed –4 ayes/2 nays (Harry Matchett, JoAnn Windsor/1 abstention (Sherry Lee)

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**C. MINUTES**

1. March 7, 2019 Board of Directors Meeting Minutes

**MOTION:** (Matchett/Lee) Approve the March 7, 2019 Board of Directors meeting minutes as edited by Harry Matchett and JoAnn Windsor.

**Vote:** Motion Passed – 5 ayes/ 1 nays (Frank Walsh) /1 abstention (Sherry Lee)

**D. OFFICERS REPORTS**

1. President's Report

Harry Matchett mentioned Brightview left a pile of sticks and branches in the common tree area next to his home. They have been there for a couple of weeks. He asked JoAnn Windsor to drive through the community today and there were similar piles throughout the townhome sections of the community.

Mr. Matchett stated there is an operating budget surplus due to the lack of significant snow this past winter. He suggested the previously approved pool roof repairs be paid from operations and not from the reserve funds. This would conserve reserve funds for unforeseen increases in reserve costs and benefit homeowners in the long term.

2. Treasurer's Report

JoAnn Windsor suggested management should copy the Board of Directors when responding to resident emails sent to the Board of Directors email account.

Ms. Windsor suggested red wax begonias for the spring flower selection.

**E. UNFINISHED BUSINESS**

1. Monument Sign Repairs

**MOTION:** (Harry Matchett/Sherry Lee) To accept the proposal from Stonework by Santos subject to all costs being covered by the Association's existing claim against the automobile insurance carrier.

**Vote:** Motion Passed – Unanimous

2. Pool House Roof Repairs

**MOTION:** (Harry Matchett/Sherry Lee) To pay from operations the pool roof repairs previously approved to be paid from reserves at the March 2019 Board meeting.

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**Vote:** Motion Passed – 4 ayes/2 nays (Frank Walsh, Bob Fabiszak) /1 abstention (Wenhai Liu)

**MOTION:** (Bob Fabiszak/Sherry Lee) No additional contract work is to be performed on the monument sign and related landscaping until management provides verification that the total cost will be covered by the existing insurance claim.

**Vote:** Motion Passed – Unanimous

3. Snow Removal Invoices

Harry Matchett and Ralph Caudle are continuing to work with Brightview to resolve the erroneous outstanding snow removal invoices.

4. Pool Fence Height Issue

**MOTION:** (Harry Matchett/JoAnn Windsor) To hire an electrician to disconnect the underwater pool lights at the main electrical box in accordance with the Montgomery County Pool Inspector's 2018 preclosing inspection report and have the junction boxes connected to the underwater pool lights removed as they would no longer be needed. This would resolve the pool fence height issue created by the existing junction boxes at a cost of a couple hundred dollars.

**Vote:** Motion Failed –2 ayes (Harry Matchett, JoAnn Windsor)/4 nays /1 abstention (Wenhai Liu)

**MOTION:** (Sherry Lee/Bob Fabiszak) Accept Fence and Deck Connection's proposal to replace the current 6 foot pool chain link fence with an 8 foot pool chain link fence to be paid from reserves.

**Vote:** Motion Passed – 6 ayes/1 nay (Harry Matchett)

**F. NEW BUSINESS**

1. June 30, 2018 Income Tax Filing

**MOTION:** (Harry Matchett/Sherry Lee) To approve for filing the income tax returns for the fiscal year ended June 30, 2018.

**Vote:** Motion Passed – 5 ayes /2 abstention (Frank Walsh/Bob Fabiszak)

**G. ADJOURNMENT OF THE BOARD TO EXECUTIVE SESSION**

**MOTION:** (Harry Matchett/Sherry Lee) Adjourn the Board of Directors Meeting to Executive Session at 9:11 p.m.

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

**H. RESULTS OF THE EXECUTIVE SESSION**

The Board discussed matters related to the collection of delinquent accounts.

**I. ADJOURNMENT OF EXECUTIVE SESSION**

**MOTION:** (Harry Matchett/Sherry Lee) Adjourn the Executive Session at 9:30 p.m.

**Vote:** Motion Passed – Unanimous