

# Fountain Hills Community Association

## Board of Directors Meeting

### July 18, 2019

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Services Center on Thursday, July 18, 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  
Bob Fabiszak, Director

#### **Also Present:**

Ralph Caudle, Community Manager

#### **Board Members Absent:**

Kevin Miller, Director

#### **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. Wenhai Liu asked about the trash and recycling policy as he observed issues during the July 4<sup>th</sup> holiday. Harry Matchett said the trash service is a private contractor and the recycling is done by the county. Mr. Matchett will email a copy of the trash and recycling policy to Mr. Liu.
2. Frank Walsh noted the fountain near the condominiums is coming on at odd times and the lights are not working. He mentioned there was an incident at the pool where a pool party was held and people were entering the pool without providing a pool pass. Mr. Walsh stated that many of the people attending the pool party were not wearing pool attire.
3. Shailesh Jhugroo of 18825 Sparkling Water Drive Unit J mentioned emails regarding the cost of a replacement pool pass that he sent to the Board of Directors on June 28<sup>th</sup> and July 8<sup>th</sup>. He stated the cost for a replacement pool pass is too high.
4. Thari and Ashok Saxena of 18625 Village Fountain Drive had questions regarding ARC application requirements for roof replacement, a deck, sky lights and a screened-in porch. The Board suggested reviewing the ARC guidelines on the website and to complete an ARC application for each individual item including the appropriate signatures on each application with the exception

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of the roof replacement, if the shingles are similar to the existing shingles. The Board noted screened-in porches have been approved in the past.

5. JoAnn Windsor requested IKO call the county again regarding the removal of the dead ash trees along Liberty Mill. She also requested the county be contacted regarding pruning of the county trees in the single family section as it has been several years since the last time the county pruned the trees.
6. Frank Walsh mentioned an email sent to the Board from a resident of another community regarding suggestions to have the county remove the dead ash trees. Mr. Walsh and management will attempt to locate the email and forward the email to the Board.

**C. MINUTES**

June 6, 2019 Board of Directors Meeting Minutes

**MOTION:** (Harry Matchett/Sherry Lee) Approve the June 6, 2019 Board of Directors meeting minutes as edited by Bob Fabiszak, Frank Walsh and Harry Matchett.

**VOTE:** Motion Passed – 5 ayes/ 1 nay (Frank Walsh)

**D. OFFICERS REPORTS**

President's Report

Harry Matchett stated he did not completely review the May financials but he did notice the following:

There is a new income account number 4066 In Unit Service Income. He asked what is the \$280 recorded in this account. Management will review the account and follow up with an explanation.

Account 6071 Legal Dues Collection has a charge of \$1,517.50 in May and \$4,632.27 year to date balance. The collection costs are charged back to the individual homeowner accounts and do not affect the income statement. This has been an ongoing accounting issue.

The allocation of landscape charges is incorrect. The March, April and May financials allocate 49.4% to the general and 50.6% to the townhome. The appropriate allocation is 60% general and 40% townhome. Management will have the allocation corrected.

Mr. Matchett inquired as to the status of the financial statement audit for the fiscal year ended June 30, 2018. Management will follow up with the auditors and provide a status update.

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Mr. Matchett has noticed that the number of people attending the pool facilities this year has decreased tremendously from prior years. He believes there are 3 primary factors in the reduction in attendance. (1) People's lives are more hectic and they have less time for recreational activities. (2) The children of the families that previously utilized the pool are older and now have other activities. (3) Children these days are playing video games and other indoor activities as opposed to outdoor activities.

Frank Walsh countered that the reason attendance is down could also be due to the pool and pool house being dirty, the fact that one of the diving board's is broken and needs to be replaced, and the wading pool was shut down due to violations found during the 7/15/19 inspection done by Montgomery County and complaints about the performance of the lifeguards.

Mr. Matchett requested reimbursement of \$65.93 for the following items he purchased on behalf of Fountain Hills:

- a. \$9.95 for an O-ring gasket kit for the fountain filter that is leaking.
- b. \$44.37 for two split rails replaced on the tot lot and a 10 pound bucket of patch mix to repair the fountains.
- c. \$11.61 for copies of the key for the new locks placed on the pool fence gates.

**MOTION:** (Sherry Lee/Bob Fabiszak) To reimburse Harry Matchett for the out of pocket cost of \$65.93 for Association related expenses.

**VOTE:** Motion Passed – 5 ayes/ 1 abstention (Frank Walsh)

Secretary Report

**MOTION:** (Frank Walsh/Bob Fabiszak) To reimburse Siu Poon for receipts related to the July 4th pool party.

**VOTE:** Motion Passed – 4 ayes/ 2 nays (JoAnn Windsor, Harry Matchett)

Management noted the reimbursement check had already been sent to Siu Poon.

Treasurer Report

JoAnn Windsor requested the Board to be blind copied or forwarded Management's responses to homeowners on issues that rise to the level Management would deem necessary to include the email in their monthly management report.

**E. UNFINISHED BUSINESS**

1. Curb and Asphalt Repair/Replacement

The Board reviewed proposals from one vendor that were provided by management. The Board discussed the timing of the potential project and the necessary scope of the work. It was noted there was no proposal for the Mediterranean Drive and Lake Geneva Way section of the community. Management will obtain a proposal for the Mediterranean Drive and Lake Geneva Way area.

2. Fountain Maintenance

Harry Matchett stated in 2017 and 2018, both the pool and fountains were maintained by the same company, RSV Pools.

In January 2019, RSV submitted a pool contract proposal but not a fountain maintenance contract. The Board believed at the time this was an oversight by RSV as they were aware the two contracts have historically been awarded to the same company.

At the January 3, 2019 Board of Directors meeting, the Board awarded the 2019 pool contract to RSV. The Board awarded the 2019 fountain maintenance to RSV with the same terms, conditions and price as the 2018 fountain maintenance contract.

Mr. Matchett noted the annual startup of the fountains is done in the late April or early May timeframe depending on weather conditions.

A couple of weeks prior to the June 2019 Board meeting, RSV provided a fountain maintenance proposal dated May 14, 2019 with an approximate 50% increase in the monthly fountain maintenance fee.

At the June 6, 2019 Board meeting, the Board countered RSV's proposal. Subsequently, RSV agreed to the counter offer pricing.

3. Towing Contract Proposals

Sherry Lee was able to get three towing proposals from Big Tow, Custom Towing and Henry's Wrecker Service. Two of the companies wanted to charge for updating our towing signs but Henry's Wrecker said they would not charge to make the change.

Frank Walsh noted that the condominiums had Henry's Wrecker at one time but changed companies.

**MOTION:** (Sherry Lee/Harry Matchett) Approve the towing proposal from Henry's Wrecker Service at no cost to the Association.

**VOTE:** Motion Passed – 5 ayes/ 1 nay (Frank Walsh)

**F. ADJOURNMENT OF THE BOARD MEETING**

**MOTION:** (Harry Matchett/Sherry Lee} Adjourn the Board of Directors meeting at 9:30 p.m.

**VOTE:** Motion Passed – Unanimous