

Fountain Hills Community Association
Board of Directors Meeting
June 6, 2019

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Services Center on Thursday, June 6, 2019 at 7:30 p.m.

Board Members Present: Absent: Ralph Caudle IKO Management

Harry Matchett, President
Sherry Lee, Vice President
JoAnn Windsor, Treasurer
Frank Walsh, Secretary
Wenhai Liu, Director
Kevin Miller, Director
Bob Fabiszak, 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. Frank Walsh commented the pool was dirty and the agenda was posted late on the website. He also asked the status of the fountains.
2. Tony Juan stated he was the owner of 13358 Rushing Water Way. It has been his rental property since 2017. He stated the previous tenants did not return the pool passes and he is requesting a waiver of the pool pass replacement fee for his new tenants. Harry Matchett commented the waiver request is on the agenda to be addressed during the board meeting.
3. Kevin Miller mentioned a recent article that indicated adult swim at a pool is considered discriminatory. Sherry Lee noted this is not an issue for Fountain Hills as the pool has a 15-minute rest period.
4. The Board noted that the pool rules and pool hours were not on the website. In addition, the Board was not given the opportunity to review the pool materials before they were distributed to the community.

C. MINUTES

1. May 2, 2019 Board of Directors Meeting Minutes

MOTION: (Harry Matchett/Sherry Lee) Approve the May 2, 2019 Board of Directors meeting minutes as edited by Frank Walsh.

VOTE: Motion Passed – 6 ayes/1 abstention (Bob Fabiszak)

D. OFFICERS REPORTS

President's Report

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

There is a \$901 expense recorded in account 6150 Misc. Admin that related to collection costs. These costs should be included in the individual homeowner accounts.

The allocation of landscape charges is incorrect. The April financials allocate 49.4% to the general and 50.6% to the townhome. The appropriate allocation is 60% general and 40% townhome.

The May 21, 2019 management report states the approved 2020 budget has been posted on the website. However, he did not see a link to or the approved 2020 on the website.

Mr. Matchett mentioned he has not received the new HOA assessment coupon booklet. None of the other Board members had received the coupon booklet. Mr. Matchett will follow up with management on the mailing of the coupon booklet as the new assessment payments are due on July 1st.

Vice President Report

Sherry Lee reported the pool itself is very dirty including the bathrooms and office areas. In addition, the pool laptop isn't working and the scanner is missing. The Tivoli tot lot trash can is being used by a homeowner. The homeowner was sent a violation letter regarding the situation.

Secretary Report

Frank Walsh asked when proposals for a new recording secretary would be on the agenda. Harry Matchett commented he was willing to continue to take the meeting minutes at no charge to the Association.

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E. UNFINISHED BUSINESS

1. Snow Removal Invoice

Harry Matchett stated he continues to work with Brightview to resolve the outstanding snow removal invoices.

It was also noted that Brightview Landscaping was seen watering entrance flowers. Check to see if we were billed for it.

2. Project Status Updates

Damaged Sign Repairs – The repairs have been completed to the sign. Sherry Lee and other board members commented the stones were supposed to be dry stacked and the stonework as completed will deteriorate over time.

Pool Fence Replacement – The pool fence was replaced within a couple of days of the pool opening. Sherry Lee mentioned the fence company left the pool area unsecure over several days.

F. NEW BUSINESS

1. Curb and Asphalt Repair/Replacement

Harry Matchett noted the curb and asphalt proposals have not been received from management. He stated time is running out to complete the repairs during the summer season and is concerned a special meeting will be required if the 3 proposals are received from management. Sherry Lee commented it will probably be necessary to defer the curb and asphalt repairs.

2. Fountain Maintenance Proposal

In January 2019, the Board approved a motion for RSV Pools to perform the 2019 fountain maintenance under the same pricing, terms and conditions as the 2018 contract. The Board discussed the proposal from RSV Pools dated May 2019. The proposal includes an increase in the monthly cost of over 50% from the 2018 cost.

MOTION: (Bob Fabiszak/Sherry Lee) Counter offer to RSV Pools to offer the same monthly amount of \$610 per month for the remaining 4 months from June 15th to October 15th for a total of \$2,440.

VOTE: Motion Passed – Unanimous

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3. Replacement Pool Pass Fee Waiver Requests

MOTION: (Harry Matchett/Sherry Lee) To continue with past Board decisions to deny the waiver requests

VOTE: Motion Failed – 2 ayes (Harry Matchett, Sherry Lee)/ 3 nays (Bob Fabiszak, Frank Walsh, Kevin Miller)/ 2 abstentions (JoAnn Windsor, Wenhai Liu)

MOTION: (Bob Fabiszak/Frank Walsh) To grant all 6 waiver requests

AMENDED MOTION: (Bob Fabiszak/Frank Walsh) To grant all 6 waiver requests and to charge the homeowners the actual cost to the Association

VOTE: Motion Failed – 3 ayes (Bob Fabiszak, Wenhai Liu, Kevin Mill/ 3 nays (Harry Matchett, Sherry Lee, JoAnn Windsor)/ 1 abstention (Frank Walsh)

MOTION: (Sherry Lee/JoAnn Windsor) To deny all waiver requests but the one for 13431 #101 Fountain Club Drive where the flood occurred

VOTE: Motion Passed – 5 ayes/ 2 nays (Bob Fabiszak, Harry Matchett)

G. ADJOURNMENT OF THE BOARD MEETING

MOTION: (Harry Matchett/Sherry Lee) Adjourn the Board Meeting at 9:30 p.m.

VOTE: Motion Passed – Unanimous