

Fountain Hills Community Association
Board of Directors Meeting
May 2, 2019

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Services Center on Thursday, May 2, 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

Also Present:

Ralph Caudle, Community Manager

Board Members Absent:

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. Wenhai Liu mentioned there are still street lights out on Autumn Mist Drive.
2. JoAnn Windsor questioned if in the spirit of a united community, would the Fountain Hills condominiums open up parking around the pool during pool season.
3. Frank Walsh commented the Board meeting agenda was not posted on the website for the second month in a row. Management will check on this matter as they received the agenda well in advance of the meeting.
4. Kevin Miller stated the mailbox of 18821 Lake Placid Lane is on the ground. Harry Matchett said he would drive by in the morning and, if necessary, send a violation letter to the homeowner.

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C. MINUTES

April 4, 2019 Board of Directors Meeting Minutes

MOTION: (Harry Matchett/Sherry Lee) Approve the April 4, 2019 Board of Directors meeting minutes as edited by Frank Walsh.

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

D. OFFICERS REPORTS

President's Report

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

There is a \$941 expense recorded in account 6150 Misc. Admin that relates to collection costs. These costs should be included directly in the individual homeowner accounts.

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

The \$1,900 down payment for the pool roof repair was paid from reserves. This needs to be corrected as the Board voted to pay for the pool roof repairs from the operating account.

There is a \$7,804.15 bad debt recorded in account 6021. Mr. Matchett does not agree with the adjustment to the Association's books and records for the following reasons:

- a. The entry recorded is incorrect.
- b. The attorney does have the authority to instruct IKO to write off a homeowner's debt.
- c. The Board did not approve the purported settlement and had no knowledge whatsoever of the attorney entering into the purported settlement agreement.

Mr. Matchett purchased sealer for the fountains at a cost of \$19.07 and made copies of pool keys for the Association in the amount of \$11.33. He requested reimbursement of the out of pocket costs of \$30.40.

MOTION: (Sherry Lee/Kevin Miller) To reimburse Harry Matchett for the out of pocket cost of \$30.40 for Association related expenses.

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

E. UNFINISHED BUSINESS

1. Snow Removal Invoice

Harry Matchett met with the vice president of Brightview. He provided the board with revised snow removal invoices and stated he is continuing to work with Brightview to resolve the snow removal invoices as well as the concerns with landscape services.

2. 2020 Budget Approval

MOTION: (Harry Matchett/Sherry Lee) To approve the 2020 general assessment budget and keep the 2020 monthly general assessment at the 2019 amount with the only modifications to the general assessment budget being (1) trash removal increased to reflect the current contract, (2) operating contingency decreased to offset the increase in trash removal and (3) the condominium monthly general assessment is reduced proportionately for the increase in trash removal as the condominiums do not pay for trash removal under the covenants.

And to approve the 2020 townhome and village supplemental budgets. The 2020 monthly townhouse supplemental assessment is reduced to \$30.83 and the 2020 monthly village supplemental assessment is reduced to \$7.83. The reduced assessments are achieved by proportionately reducing the townhome bad debt and village parking lot maintenance amounts presented in the 2020 draft budgets sent to the homeowners.

VOTE: Motion Passed – Unanimous

3. Landscape Oversight

MOTION: (Harry Matchett/Sherry Lee) To suggest the removal of Pat and Bridgette of Brightview from the management of the Fountain Hill's account.

VOTE: Motion Passed – Unanimous

4. Status Updates from Management

Pool House Roof – The work has been completed.

Fountain Club Entrance Sign Damage Repairs – Management is waiting on the contractor to begin the work.

Pool Fence Replacement – The pool fence is to be replaced next week. The Board questioned if there were any issues. Management reiterated the replacement pool fence proposal approved at the April Board meeting is in compliance with both state and county regulations, codes, etc.

F. NEW BUSINESS

1. Concrete and Asphalt Repair/Replacement

Management will provide the Board with concrete and asphalt repair proposals well in advance of the June meeting. Sherry Lee and Harry Matchett emphasized the importance of the asphalt work being completed in the summer months as the elementary school will allow the Association to utilize their parking areas during the asphalt repairs but will not do so during the school year.

2. COC Registration

Management has completed all COC registration requirements on behalf of the Association.

G. ADJOURNMENT OF THE BOARD TO EXECUTIVE SESSION

MOTION: (Harry Matchett/Sherry Lee) Adjourn the Board of Directors Meeting to Executive Session at 9:25 p.m.

VOTE: Motion Passed – Unanimous

H. RESULTS OF THE EXECUTIVE SESSION

The Board took action on a homeowner proposed payment plan.

I. ADJOURNMENT OF EXECUTIVE SESSION

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

VOTE: Motion Passed – Unanimous