

Fountain Hills Community Association

Board of Directors Meeting

January 2, 2020

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Services Center on Thursday, January 2, 2020 at 7:30 p.m.

Board Members Present:

Harry Matchett, President
Sherry Lee, Vice President
JoAnn Windsor, Treasurer
Frank Walsh, Secretary (Arrived 7:37 p.m.)
Swee Teo, Director
Hari Donthi, Director
Nicolm Mahabir, Director

Also Present:

Jason Fisher, COO of IKO Community Management

A. CALL TO ORDER

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

B. GUEST SPEAKER on EV CHARGING STATIONS

David Holtzman, President of the Fountain Hills Condominium Association, presented information on the EV charging station installed in the condominium parking area located below the pool house. The charging station can charge two vehicles at a time. The Fountain Hills Condominium Association set up the system so that they will accept applications from the entire Fountain Hills community. Residents of Fountain Hills with an application on file will be charged a discounted rate equivalent to the actual cost of electricity by the kilowatt. There will be a different rate for the general public.

C. HOMEOWNERS FORUM

1. Nick Mahabir stated his section of the community looks like a ghetto. The neighborhood entrance is devoid of flowers. There is no grass in areas, dead trees, trees were removed but the stumps remain, by 13131 Lake Geneve Way there were several trees cutdown and no trees were replanted. The fountain was not turned on time and the lights did not work. The white fences are dirty and need to be power washed. The tot lot needs shrubbery. The pool deck is dirty and needs to be power washed. The bottom of the pool is missing pieces. The diving board is missing. The lifeguard chair near the deep end needs to be replaced. The pool house floor needs to be cleaned. The monuments need to be cleaned. The sidewalks need to be replaced. The roads have mud on them and need to be cleaned. The parking lines and numbers need to be repainted. There is a huge hole under the sidewalk on Great Seneca Highway.

Fountain Hills Community Association
Board of Directors Meeting
January 2, 2020

2. Frank Walsh said the pool house bathrooms are dirty as is the floor matting. There is a towing sign down at Rising Sun Lane and Village Fountain Drive.
3. Hari Donthi commented there needs to be repaving of the streets.
4. JoAnn Windsor shared that Montgomery County workers arrived Tuesday, December 30, 2019 and replaced three different areas of sidewalk that were trip hazards on Scarlet Mist Way in the single family section of Fountain Hills and did a very nice job.
5. Sherry Lee said a contractor repaired her waterline at 13237 Lake Geneva Way. There is still a pile of dirt in her front yard because the frigid weather requires the dirt to be put back in and compacted over time. Otherwise, the repaired waterline could be damaged.

D. MINUTES

December 5, 2019 Board of Directors Meeting Minutes

MOTION: (Harry Matchett/Sherry Lee) Approve the December 5, 2019 Board of Directors meeting minutes as presented.

VOTE: Motion Passed – 5 ayes/2 nays (Frank Walsh, Niclom Mahabir)

E. OFFICERS REPORTS

President's Report

Harry Matchett made the following comments:

1. He will defer his financial questions until the community manager returns from paternity leave.
2. The Board had to defer asphalt and concrete work the past couple of years because either the proposals were (1) not timely received, (2) incomplete (3) and/or outside the scope of the work required to be completed. It was agreed with Management that the Board would be provided proposals by the February meeting. Mr. Matchett wanted to make sure we are on target with the asphalt and concrete proposals. Management replied they are on target for February.
3. In the past, there have been issues with the timing of the budget process. The budget timeline that Mr. Matchett wants to follow is:

March Meeting - The draft budget is approved for distribution to homeowners.

April Meeting – The Board will receive homeowner comments on the draft budget.

May Meeting – The Board will approve the 2021 budget.

Fountain Hills Community Association
Board of Directors Meeting
January 2, 2020

Vice President's Report

Sherry Lee said the meeting last month was ridiculous having to listen to a Board member argue throughout the meeting over nonsense procedural items. We need to calm down and act like adults. We are not here to fight one another. The back and forth arguing needs to stop. We cannot have the negative behavior. The Board does not make decisions for what is best for the section of the community you live in, but what is best for the entire community. Flooding our community manager Bryan with emails is not fair to him or IKO. Particularly, when you have a personal mission and agenda. You know the process and need to follow it. A Board member should not be responding to homeowner emails by bashing other Board members. And, being deceitful by not including the entire Board on their response to the homeowner.

Treasurer's Report

JoAnn Windsor agreed with Sherry Lee's comments. She wanted to add she thinks that all this time spent talking about the process is an unproductive waste of time. This has been brought up before. We follow the CCOC guidelines. We have work to get done here. The constant interruptions during the meeting to question every single step of the process is keeping us away from getting work done.

F. UNFINISHED BUSINESS

Management Follow Up on the Pool Fencing and Cupola Roof and Ceiling

Pool Fence – Management will follow up with the fence company.

Pool House Cupola Roof and Ceiling – Management is scheduled to meet at the pool house with S&K Roofing tomorrow.

G. NEW BUSINESS

1. RSV Pools Invoice

Harry Matchett distributed a copy of the RSV Pools invoice that was reviewed by the previous Board. The previous Board had numerous questions including why preopening repairs were just recently invoiced, repairs being performed that were not authorized by the Board or Management. The previous Board requested Management follow up on several items in the invoice as neither the Board or Management approved or were made aware of the items. The understanding was Management would not remit payment to RSV Pools. Management will follow up with RSV Pools.

Fountain Hills Community Association
Board of Directors Meeting
January 2, 2020

2. Pool Contract and Fountain Contract for 2020

Harry Matchett mentioned the Community Manager received contracts from RSV Pools for the 2020 services. However, the Community Manager did not forward the contracts to the Board because he is out of the office for a family matter. The Board discussed the 2019 pool operations and fountain maintenance.

MOTION: (Harry Matchett/Sherry Lee) Put the 2020 pool contract and fountain maintenance contract out for bid.

VOTE: Motion Passed – 6 ayes/1 abstention (Nicolm Mahabir)

H. ADJOURNMENT OF THE BOARD OF DIRECTORS MEETING

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

VOTE: Motion Passed – Unanimous