

Fountain Hills Community Association
Board of Directors Meeting
March 5, 2020

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Services Center on Thursday, March 5, 2020 at 7:30 p.m.

Board Members Present:

Harry Matchett, President
Sherry Lee, Vice President
JoAnn Windsor, Treasurer
Swee Teo, Director
Nicolm Mahabir, Director

Also Present:

Bryan Hahn, Community Manager
Delphine Matthews, Community Manager

Board Members Absent:

Frank Walsh, Secretary
Hari Donthi, Director

A. CALL TO ORDER

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

B. MINUTES

February 6, 2020 Board of Directors Meeting Minutes

MOTION: (Sherry Lee/JoAnn Windsor) Approve the February 6, 2020 Board of Directors meeting minutes as presented.

VOTE: Motion Passed – 4 ayes/1 nays (Nicolm Mahabir)

C. OFFICERS REPORTS

President's Report

Harry Matchett stated the Board has been discussing the need for substantial tree work over the past few years. He suggested Management complete a tree study of the property for the Board to review and prioritize necessary services. The Board could use the excess funds from the general fund snow budget. Ms. Delphine Matthews said she would have the tree study completed prior to the April meeting. Mr. Matchett requested the tree study be provided to the Board as soon as it is available as oppose to waiting for inclusion in the management report. He expects the Board members to go out to look at the trees identified in the study and prioritize them. The Board will collectively discuss and prioritize the tree services at the next meeting.

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D. UNFINISHED BUSINESS

1. Management Follow Up on the Pool House Roof Repairs

Management stated they still need to follow up on these items. It was noted these items were to be followed up on previously.

2. Pool Contract and Fountain Contract for 2020

MOTION: (Sherry Lee/JoAnn Windsor) To approve Harry Matchett to negotiate and sign pool and fountain maintenance contracts with the contractor willing to negotiate the best deal for the Association.

VOTE: Motion Passed –4 ayes/1 nays (Nick Mahabir)

3. Asphalt Paving

The Board discussed the asphalt proposal and provided management with changes to be incorporated into a revised contract.

E. NEW BUSINESS

2021 Draft Budget

MOTION: (Harry Matchett/Sherry Lee) To approve for distribution to the homeowners the draft 2021 budget presented to the Board. The homeowner notification will be sent via postcard with an access code to access the draft budget located on the community website.

VOTE: Motion Passed – Unanimous

F. ADJOURNMENT OF THE BOARD TO EXECUTIVE SESSION

MOTION: (Harry Matchett/ Sherry Lee) Adjourn the Board of Directors Meeting to Executive Session at 9:07 p.m.

VOTE: Motion Passed – Unanimous

G. RESULTS OF THE EXECUTIVE SESSION

The Board discussed matters related to collection of delinquent accounts.

H. ADJOURNMENT OF EXECUTIVE SESSION

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

VOTE: Motion Passed – Unanimous