

Fountain Hills Community Association
Board of Directors Meeting
June 4, 2020

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting via GoToMeeting on Thursday, June 4, 2020 at 7:30 p.m.

Board Members Present:

Harry Matchett, President
Sherry Lee, Vice President
JoAnn Windsor, Treasurer
Frank Walsh, Secretary
Swee Teo, Director
Hari Donthi, Director
Nicolm Mahabir, Director

Also Present:

Delphine Matthews, Community Manager
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. HOMEOWNERS FORUM

1. Leona Green of 13431 Rising Sun Lane wanted to know if there was a decision on opening the pool. If the pool does not open, she suggested the funds be used for pool improvements such as large umbrellas, a diving board, etc.
2. David Holtzman of 18715 Sparkling Water Drive Unit 302 was concerned of the little notice of the change in meeting location and the tree trimming and removal contract exceeding regulatory contract limitations. He stated the budget passed at the last meeting would not stand. He also stated information had arisen from IKO two days ago that IKO was told to change the lawn maintenance allocation.
3. Ketrena Goldfarb of 18701 Little Star Lane was concerned of rats in her section of the community.
4. Jorge Aguilera of 18707 Little Star Lane was concerned of rats in his section of the community.
5. Evonne Dadura of 18705 Little Star Lane was concerned of rats in her section of the community.
6. Sheree Cramer of 13101 Ponsford thanked the Board members for volunteering. This was the first meeting she attended. She has seen a rat in the single family home section.

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7. John Michaelson of 19004 Noble Oak Drive stated Decon kills rats and can be purchased for \$10 on Amazon.
8. Nikole Aguilera of 18707 Little Star Lane was concerned of the rat issue in her section of the community. She recently had her property exterminated and it was expensive. She said the HOA should take care of the rat problem and requested the HOA reimburse her for the cost to exterminate her property.
9. Frank Walsh stated the condominiums use enclosed rat traps around the condominium buildings.
10. Niclom Mahabir stated he was not given proper notification by the Board of the change in meeting location. He is aware of two handicapped residents that wanted to attend the meeting but could not because the Association did not provide the required ADA accommodations to be able to attend the meeting. He noted for the fourth year in a row the fountains were not turned on by Memorial Day.
11. Hari Donti thanked the people volunteering on committees. He mentioned after hearing from residents for many years of the problems with trees, it is great a significant amount of tree service is finally going to be done throughout the community.

Harry Matchett stated the Board was aware of the rat issue on Rising Sun Lane. The source is a single home on Rising Sun Lane. A violation letter for leaving excessive food for animals in the backyard of the property was sent out in April. The homeowner stopped leaving the food in the backyard. In late May, the homeowner began leaving food for animals in the front yard. The Association filed a complaint with Montgomery County on May 21st, as the issue is a public health concern.

Sherry Lee mentioned the HOA property in the affected area consists of sidewalks, streets and grass areas. You cannot put rat poison in these areas because there is a risk of young children and pets digesting the rat poison.

C. MINUTES

May 7, 2020 Board of Directors Meeting Minutes

MOTION: (Harry Matchett /Sherry Lee) Approve the May 7, 2020 Board of Directors meeting minutes as presented.

AMENDED MOTION: (Harry Matchett /Sherry Lee) Approve the May 7, 2020 Board of Directors meeting minutes as presented with the only change being Frank Walsh abstained from the vote on the meeting minutes.

VOTE: Motion Passed – 4 ayes/ 2 nays (Nicolm Mahabir, Frank Walsh)/ 1 abstention (Hari Donthi)

D. OFFICERS REPORTS

President's Report

Harry Matchett stated the Board approved the issuance and release of the June 30, 2019 and 2018 audited financial statements at the November Board meeting. Recently, the Board became aware there was an issue with IKO not notifying the auditors of the approval. The Board was informed the financial statements would be released by the end of May. However, the Board has not received the issued financial statements. Mr. Matchett inquired of the status of issuing the audited financial statements.

Management will have to check with their accounting department.

Mr. Matchett wanted to follow up on the following actions taken at the May 7, 2020 Board meeting:

1. Was the approved 2021 budget posted on the Association's website?
2. Was the approved \$31,800 contribution to the townhome reserve made?
3. Was the \$7,200 contribution to the village reserve made?
4. Were the homeowners' new assessment coupon booklets ordered?

Management stated the approved 2021 budget would be posted to the website next week. They will check with the accounting department on the reserve payments. Management believes the coupon books were ordered. They will check on the status and follow up with the Board.

In the past 4 months the financials have been included in the paper management report. Mr. Matchett has mentioned numerous times there is an arrangement with IKO for the financials to be sent to the Board members in a pdf format by the 15th of the following month. In addition, the June 1st management report consisted of nothing more than a cover page, prior meeting minutes and a tree services proposal. The tree services proposal had previously been sent via email to the Board members. Mr. Matchett requested a refund of these unnecessary costs including the additional postage related to Board members that receive hard copies of the management report.

E. UNFINISHED BUSINESS

Pool and Fountains

MOTION: (Sherry Lee/Hari Donthi) To close the pool for the 2020 pool season in response to the COVID-19 pandemic and to look at bids from contractors to repair the pool and to look at bids for contractors to repair the pool.

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

MOTION: (Sherry Lee/Harry Matchett) To close the fresh water fountains for the 2020 season in response to the COVID-19 pandemic.

VOTE: Motion Failed – 3 ayes (Sherry Lee, JoAnn Windsor, Harry Matchett)/ 4 nays

MOTION: (Hari Donthi/Frank Walsh) To get estimates to open the fountains.

VOTE: Motion Passed – 5 ayes/ 2 nays (Sherry Lee, Harry Matchett)

Tree Maintenance and Removal

MOTION: (Harry Matchett/Sherry Lee) To approve the Brightview tree proposal with the following modifications to the contract based on Brightview's incentive to offer approximately \$65,000 of tree services for \$50,000 with the \$50,000 payment to be comprised of the \$5,000 enhancement credit available under the landscaping contract and \$45,000 from operating funds.

1. Add 6 additional trees to item A at a proportionate cost per tree
2. Remove item L and add in the option for item L
3. The London Plane trees under item M are severely stressed and may require removal. The arborist will make a final determination when work is completed in the area. If they need to be removed, Brightview will send a separate proposal for \$3,100 less the cost currently included in item M.
4. Remove item Z1
5. Remove item Z3
6. Add \$1,225 to remove dead trees near Lake Placid
7. Add \$1,300 of additional tree trimming and tree removal on Mediterranean Drive
8. Add \$4,395 of additional tree trimming and tree removal on Fountain Club Drive

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

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NEW BUSINESS

Income Tax Filings

MOTION: (Harry Matchett/JoAnn Windsor) To approve the June 30, 2019 income tax returns for filing.

VOTE: Motion Passed – 5 ayes/ 2 abstentions (Nicolm Mahabir, Frank Walsh)

Board of Directors Email Account

MOTION: (Harry Matchett/Sherry Lee) To modify the Board of Directors email account for the Board to be copied on all emails originating from the Fountain Hills website.

VOTE: Motion Passed – 5 ayes/ 1 nay (Nicolm Mahabir/ 1 abstention (Frank Walsh)

F. ADJOURNMENT OF THE BOARD OF DIRECTORS MEETING

MOTION: (Harry Matchett/Sherry Lee) Adjourn the Board of Directors meeting at 9:14 p.m.

VOTE: Motion Passed – 6 ayes/ 1 abstention (Frank Walsh)