

**Fountain Hills Community Association  
Board of Directors Preliminary Meeting  
November 5, 2015**

**As Approved at the December 3, 2015 Board of Directors Meeting**

**Board Members Present:** Thomas Walker, President  
Christopher Allo, Vice President  
Harry Matchett, Treasurer  
Frank Walsh, Secretary  
Hari Donthi, Member at Large  
Katharine Stout, Member at Large

**Board Members Not Present:** Lena Burleson, Member at Large

**Others Present:** Ruchita Patel, Management Agent  
Marylou Bono, Recording Secretary

**Homeowners Present:**

Manjit Kaur	Juraj Cervenak
Hash Koraganie	Nick Mahabir
Katherine Stout	Sherry Lee
Siu Poon	Steven Muse
Yi Zhang	JoAnn Windsor
Linda Deckard	Thomas Deckard
Tom Walker	Barbara Peressini
Harry Matchett	Robert Love
Vernard McBeth	Chris Allo
Biao Ruan	Frank Walsh
Kim Goh	Hari Donthi
Tina Patterson	George Zhan
Remelito Febrer	Niry Febrer
Tom Brennan	

**Call to Order**

The November 5, 2015 Board of Directors meeting of the Fountain Hills Community Association was called to order at 7:35 pm by Board President Tom Walker.

**Meeting Minutes**

**MOTION:** (Tom Walker, Frank Walsh) Approve the minutes of the September 5, 2015 Board of Directors meeting incorporating edits by Frank Walsh and Harry Matchett.

**Vote:** 6-0-0

**Suspend Annual Meeting**

**MOTION:** (Chris Allo, Tom Walker) Adjourn Board meeting to conduct 2015 Annual Meeting at 7:38 pm.

**Vote:** 6-0-0

### **Reconvening of Board Meeting**

**MOTION:** (Tom Walker, Chris Allo) Reconvene Board Meeting to hold Homeowner Forum at 8:09 pm.

**Vote:** 6-0-0

### **Homeowner Forum**

Kim Goh stated that the Association should eliminate the dog waste stations and that too much money is spent on the website.

A homeowner complained about the parking of tenants' vehicles on Lake Placid Lane.

Barbara Peressini advised that she is against dog stations in the community. She asked that the County be notified of street liner trees whose roots are growing onto homeowner property and lifting sidewalks.

Nick Mahabir requested an update on the status of the Lake Geneva Way fountain that he said was promised by Tom Walker. Mr. Mahabir advised that he still considers this an active issue.

Manjit Kaur inquired as to why tagged trees near her home have still not been removed.

A homeowner stated that the parking by the sports field is out of control and that people leave trash and damage vehicles in the area.

Steven Muse questioned the estimated \$38,000 deficit that was included in the budget package mailed to homeowners, the audit and attorney fees. He asked the Treasurer how much is being spent on unbudgeted attorney fees. Mr. Matchett responded that the unbudgeted legal fees for the year ended June 30, 2015 were \$38,000 and the draft audit for the year ended June 30, 2015 shows a deficit of \$102,000. Tom Walker suggested that comments be kept to the homeowner forum discussion.

Robert Love commented that most of the streets in Fountain Hills are along private streets and not County streets. He questioned the balance in the landscaping budget and said that there are two issues—spending and needed maintenance.

Siu Poon noted that there are many tripping hazards on community sidewalks due to growth of tree roots.

Niry Febrar, a condominium owner, discussed the misuse of the Harmony Woods Lane tot lot. She also is against maintenance of the dog waste stations. Harry Matchett asked Ms. Febrar how she thought the homeowners in the Harmony Woods Lane area would feel if the tot lot were removed. Ms. Febrar stated that they would be in favor.

Chris Allo commented that there seemed to be a lot of discussion concerning the community's financial position with perhaps lack of background information, specifically regarding the snow budget and legal expenses. He said that he looks for honesty and a true representation of finances from the Board and encourages all homeowners to review the actual audit and budget.

Vernard McBeth commented that if an individual volunteers for the Board, he cannot be an amateur. It causes problems if one does not understand and misrepresents the Board member function. He emphasized decisions that are good for all and fixing the roots of problems.

Barbara Perissini commented that she has not heard from her neighbors that the Board is wasting money.

George Zhan commented that more trees need to be planted to create a barrier to the walk-through by his home near Great Seneca Highway and Porterfield Way and suggested extending the fence path. Mr. Zhan volunteered his time to assist with the website if needed.

Linda Deckard discussed safety and lighting in the allies. She does not feel that the dog station expenditure has made a big impact on community cleanliness. Mrs. Deckard stated that the Board had an obligation for safety, particularly concerning lighting, tree trimming and the issue of vehicles parking on both sides of Noble Oak Drive compromising emergency vehicle access.

A homeowner commented on pool operations, noting that not many people use the pool and that he had seen lifeguards sitting around while maintenance needed to be done and water was running in the shower rooms. Tom Walker noted that pool hours were cut back this year.

Hash Koraganie discussed an issue concerning the assessment payment procedures.

### **Suspend Board of Directors Meeting**

**MOTION:** (Tom Walker, Harry Matchett) Adjourn Board meeting to reconvene Annual Meeting for election results at 9 pm.

**Vote:** 6-0-0

Submitted by: Marylou Bono, The Management Group Associates, Inc.

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