

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.
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Board of Directors Meeting

Thursday, April 3, 2003

MINUTES

The meeting was called to order at approximately 7:35p.m.

Present were:

Charles Butler, William Renner, Frank Walsh, Steve Kannry, Siu Poon, James Caddell

Craig Wilson and Bob Brunelle of Vanguard Management

Approximately 10 homeowners

Homeowner Open Floor:

Homeowners from the "Village" area expressed concern with kids climbing the fence to the fountain pump enclosure and asked when the damaged fountain will be repaired. It was noted that the fountain damage was due to vandalism and that repair may take some time.

A question was raised about when sand clean-up will be done. It was noted that the award of a contract is on the agenda for this meeting.

There were several homeowners present from the Fountain Hills Condominium who were concerned about their balconies. Frank Walsh pointed out that the Condominium Board meeting was next week.

A homeowner from Rushing Water Way noted that a neighbor had called to police on her children who were playing near the tot lot. The "No Trespassing" sign needs to be relocated farther away from the tot lot. Mr. Wilson noted that he had looked at these signs with the contractor and the particular sign will be moved.

Two homeowners from Mediterranean Drive noted that they were present to learn more about the budget and about the parking in their area.

Guest:

Rob Smith of Community Pool Service was present to advise the Board about staffing for the upcoming season. He noted that a manager has tentatively been hired. The person has 10 years experience with lifeguarding and managing pools with Community Pool Service. There was a brief discussion about the pre-season repairs that are on the agenda for later in the meeting.

Meeting Minutes:

Approval of the minutes from the March 6th Board meeting was tabled as the minutes were not available.

Reports of Officers/Directors:

Steve Kannry reported that he recently attended the annual conference and expo of the Community Associations Institute (CAI). Of particular interest was a seminar on amending documents.

Reports of Committees:

ARC James Caddell noted that the ARC reviewed several applications and one (1) was disapproved.

Web Site Bill Renner implored the committees to provide meetings dates, times and locations for posting on the web site. He noted that he has removed some of the classified ads and the pop-up ad.

Pool Committee Steve Kannry reported that the first meeting will be next month and more members are needed.

Grounds/Landscaping Committee Kris Devine noted the report that had been previously provided to the Board. The Committee is seeking funds for some landscape replacements and improvements.

Social Committee Siu Poon reported that the March meeting was cancelled. The next meeting of the committee is scheduled for April 17th, 7:00p.m., at the Germantown Community Center.

Newsletter Management will prepare a newsletter in the near future.

Fountain Hills Condominium The next Condominium Board meeting is on Thursday, April 10th at 7:30p.m.

THNAC No report.

SFNAC No report.

Management Report:

Lake Geneva/Mediterranean Parking

Charles Butler noted that the Board needs to move this issue forward and present some options to the residents.

There was a brief discussion including the two (2) residents from Mediterranean Drive. There are 106 parking spaces and only 20 are unassigned.

There was discussion about possibly re-assigning spaces so that homes had consecutive assigned spaces. The biggest problem with this is that there are a number of homes with no spaces directly in front of them.

A "sticker" system was another suggestion, but there were not any specifics discussed as to how this would work.

MOTION By Charles Butler to formulate policy for issuing stickers to the owners/residents of Lake Geneva Way and Mediterranean Drive. The motion was seconded by Bill Renner and was passed without opposition.

Management will attempt to draft a policy for Board review.

Sand Clean-up

Management presented quotes from several contractors for cleaning of sand from the private townhouse streets and "Village" alleyways.

MOTION By Steve Kannry to award a contract for clean-up of sand to AW Landscapes for a cost of \$3,800.00. The motion was seconded by Bill Renner and was passed without opposition.

Pre-season Pool Repair

There was additional brief discussion about the repair proposal presented by Community Pool Service.

MOTION By Bill Renner to accept the proposal from Community Pool Service for the pre-season swimming pool repairs, except for the Funbrella, at a total cost of \$8,178.71. The motion was seconded by Steve Kannry and was passed without opposition.

Pool House Toilet Replacement

Management restated the reason behind this matter was that the type of toilets originally installed in the pool bathhouse were expensive to maintain as parts could not be repaired, only replace major components. There was only one (1) bid submitted and Management noted the effort to obtain bids from several contractors.

MOTION By Steve Kannry to accept the proposal from Stevens Corporation for the replacement of the toilets in the pool bathhouse at a total cost of \$3,775.00. The motion was seconded by Frank Walsh and was passed without opposition.

Pool House Cleaning/Repairs/Painting

Management had solicited bids for the removal of the mats, thorough cleaning, various repairs (tile, drywall) and repainting of interior and exterior of the building.

MOTION By Bill Renner to accept the proposal from Hann & Hann for the cleaning/repairs/painting of the pool bathhouse for a total cost of \$5,840.00. The motion was seconded by Charles Butler and was passed without opposition.

Homeowner Request for Waiver of Vehicle Restriction

The homeowner of 13502 Champions Way has written to request permission to park an unregistered vehicle on Champions Way while he sought to register the vehicle in Maryland.

MOTION By Steve Kannry to deny the request from the homeowner of 13502 Champions Way. The motion was seconded by Siu Poon.

After discussion about the owner keeping the vehicle in working order versus parking in the garage or driveway. The motion was defeated with two (2) votes in favor (Kannry, Poon) and four (4) votes opposed.

MOTION By Charles Butler to approve the request from the homeowner of 13502 Champions Way with the conditions that the vehicle be maintained in good working order and it must be gone or registered by June 1, 2003. The motion was seconded by Frank Walsh.

The motion was passed by a vote of four (4) votes in favor and two (2) opposed (Kannry, Poon).

Homeowner Request for Waiver of Fine

The homeowner of 19025 Noble Oak Drive has written to request that the Board waive a fine that had been assessed for placement of trash out improperly.

MOTION By Bill Renner to deny the request from the homeowner of 19025 Noble Oak Drive. The motion was seconded by Charles Butler.

After discussion, the motion was approved by a vote of five (5) in favor and one (1) opposed (Kannry).

New Business:

There was no new business addressed.

MOTION By Frank Walsh to adjourn. The motion was seconded by Bill Renner and was passed without opposition.

The meeting was adjourned at 9:35p.m.

The next meeting will be on May 1, 2003, at the Up-County Government Services Center.

Respectfully submitted,

Craig F. Wilson, Jr., CMCA[®], AMS[®]

Community Manager, Acting Recording Secretary