

**Fountain Hills Community Association  
Board of Directors Meeting  
April 2, 2015**

**As Approved at the May 7, 2015 Board of Directors Meeting**

**Board Members Present:** Thomas Walker, President  
Christopher Allo, Vice President  
Harry Matchett, Treasurer  
Frank Walsh, Secretary (Arrived 7:38 pm)  
Lena Burleson, Member at Large  
Hari Donthi, Member at Large (arrived 7:34 pm)  
Katharine Stout, Member at Large

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

**Homeowners Present:** Sherry Lee  
Robert Love

**Call to Order**

The meeting was called to order at 7:31 pm by Board President Tom Walker.

**Homeowner Forum**

Sherry Lee advised the Board that she had several questions regarding enforcement procedures during that part of the meeting.

Robert Love requested an update on the CCOC case and on the status of delinquencies in the community. Treasurer Harry Matchett advised that he would provide an update on delinquencies in next month's Treasurer's Report.

**CD Maturity**

**MOTION:** (Harry Matchett, Tom Walker) When the reserve account cash balance hits \$100,000, invest \$100,000 in a 5-year CD.

**Vote:** Approved 6-0-1 (Hari Donthi abstained)

**Meeting Minutes**

**MOTION:** (Tom Walker, Katharine Stout) Approve the minutes of the February 5, 2015 Board of Directors meeting incorporating the changes submitted by Harry Matchett and Frank Walsh.

**Vote:** Approved 6-0-1 (Chris Allo abstained)

**MOTION:** (Tom Walker, Lena Burleson) Approve the minutes of the March 19, 2015 Board of Directors meeting incorporating the changes submitted by Frank Walsh.

**Vote:** Approved 6-0-1 (Chris Allo abstained)

### **Pool Fence**

Archer Crebbs advised that the County has granted a one year variance on repair of the pool perimeter fence. Tom Walker noted that there is an existing safety issue at one corner. Ruchita Patel emphasized that the fence will eventually have to be repaired and is scheduled per the reserve study in 2018. She recommended applying for a waiver in February of 2016 so that, if not approved, there will be time for repairs to be made before next year's season begins.

### **Poolhouse Roof**

Frank Walsh asked if a bid for repair had ever been received from S&K Roofing. Archer Crebbs advised that one had not. Mr. Crebbs asked about the leak in the cupola roof; Tom Walker reported that none was visible during the Board's inspection. Harry Matchett advised that a moisture meter was used during the inspection and it never registered any moisture. Board members advised that they would reinspect the cupola now that winter was over, perhaps on a rainy day.

Ruchita Patel advised that bids would be obtained to repair the drywall and peeling paint in the poolhouse and that these bids would be available at the May meeting for the Board's review. Archer Crebbs advised the Board that the previous pool management company has been requested to cover the cost of the repairs in the poolhouse caused by the pipe breaks as it was not winterized properly. The Board further discussed the break and its causes.

### **Sign Repair**

**MOTION:** (Lena Burleson, Chris Allo) Authorize Tom Walker and Harry Matchett to attempt to repair the Fountain Hills sign at Rising Sun Lane and Village Fountain Drive.

**Vote:** Approved 6-0-1 (Frank Walsh abstained)

### **Tot Lot Ground Cover**

Ruchita Patel explained the difference between wood chips and wood fiber ground covers and that it is recommended that the community tot lots have a 9" compacted depth of surfacing to be considered safe. Her recommendation, for budgetary reasons, was to consider the Dunlevy bid for wood chips and add wood fiber to the landscaping contract at the next contract renewal.

The status of the Harmony Woods Lane tot lot was discussed. Ms. Patel mentioned that this had been scheduled for replacement per the reserve study in 2012, but had not been done. She suggested possibly thinning out the woods around the tot lot and adding lighting to make it more visible. Harry Matchett suggested that all Board members visit this tot lot. Mr. Matchett also inquired as to where the funding for the ground cover work was coming from in light of the additional funds required to meet the snow budget shortfall.

**MOTION:** (Hari Donthi, Chris Allo) Award a contract to Dunlevy to install engineered wood fiber at all tot lots except the Harmony Woods Lane site at a cost of \$9,920.

Chris Allo asked where the funds for this work would come from. Ruchita Patel advised that \$8,000 was added to the 2015 year-end projections for wood chips. No funds had been budgeted for this expense in 2015. Harry Matchett asked if all snow removal invoices from Dunlevy have been paid. Ruchita Patel advised that all invoices for snow removal that had been submitted have been paid.

**Vote:** Approved 5-2-0 (Harry Matchett, Frank Walsh opposed)

### **Timbers at Lake Geneva Way Tot Lot**

The Board discussed the bids and drawings that had been received for the placement of wood timbers around the Lake Geneva Way tot lot to curtail erosion. Ruchita Patel advised that she will reinspect the area and request revised bids for the Board's review at the May meeting.

### **Committee Reports**

ARC – Chair Robert Love noted that two applications had been received since the last meeting and both were approved. He met with both homeowners to provide direction on their changes for a fence and window replacement. He mentioned that an application for solar panels was forthcoming.

Landscaping – Chair Manjit Kaur was not present. Ruchita Patel will advise Ms. Kaur that the size of some planting beds has been reduced by recent sidewalk installations and that the number of annuals to be planted per the Dunlevy contract can be cut back. The wire and plantings installed around the property at 13101 Lake Geneva Way to deter foot traffic were discussed. Ruchita Patel was asked to check with the property owner to see how successful these modifications have been.

Social – Chair Siu Poon was not present. The Community Clean-Up Day is scheduled for April 11, 2015.

Pool – A request from a resident to hold a community pet swim was discussed. Ruchita Patel recommended holding the event at the very end of the pool season if the Board chose to proceed. Frank Walsh commented that in previous years the event had lasted four hours, had been turned into a fund raiser, had incurred additional costs for lifeguards and was an exclusive event for dog owners in the community.

**MOTION:** (Tom Walker, Lena Burleson) Allow the Social Committee to determine if they wish to hold a community pet swim and, if so, to organize and present a plan to the Board for their review.

**Vote:** Approved 4-3-0 (Harry Matchett, Katharine Stout and Frank Walsh opposed)

Ruchita Patel presented the revised pool rules for the Board's consideration. The questions of whether the multi-use guest passes should be carried over to the following year, wording changes regarding an adult swim period and revision of the pool operating hours were discussed.

**MOTION:** (Lena Burleson, Harry Matchett) Regarding the allowance of an "adult swim" period, remove the reference in the rules to "at the pool manager's discretion".

Harry Matchett withdrew his seconding of the motion.

Lena Burleson amended the motion to read: Regarding the allowance of an "adult swim" period, remove the reference in the rules to "at the pool manager's discretion" and refer to this period as a "rest/lap swim" period. Harry Matchett seconded the motion.

**Vote:** Approved 6-1-0 (Hari Donthi opposed)

**MOTION:** (Lena Burleson, Chris Allo) Guest passes must be used in the year that they are purchased and cannot be carried over into the following year.

**Vote:** Approved 6-1-0 (Hari Donthi opposed)

**MOTION:** (Lean Burleson) Keep pool operating hours the same as the 2014 season.

**Vote:** Motion died for lack of a second

**MOTION:** (Frank Walsh, Chris Allo) Amend the 2015 pool operating hours to Sunday through Thursday 12 noon to 8 pm and Friday, Saturday and holidays to 11 am to 9 pm when schools are out.

**Vote:** Approved 5-2-0 (Lena Burleson, Katharine Stout opposed)

It was agreed that a discussion on parking around the pool would be deferred until the May meeting. Tom Walker asked that this item be moved up on the agenda.

Enforcement – Harry Matchett discussed the multiple architectural violations on the property at 13211 Lake Geneva Way and advised that they had been reported to the County. The home is currently vacant and violation and fining notices have been issued to the owner. He asked if the Board wished to invite the homeowner to a hearing. Ruchita Patel advised that there are questions as to the ownership of this property. Tom Walker asked that Ms. Patel identify for the Board what the community's options are for discussion at the May meeting.

Sherry Lee furnished documentation to the Board concerning the pending hearing regarding guest parking permits for the owner of 13241 Lake Geneva Way. The owner was a no-show for the hearing.

Ms. Lee brought to the Board's attention unauthorized parking in the community property parking spaces near the adjoining County soccer field. This has resulted in no visitor parking for residents on Champions Way. She advised that signs are posted for homeowner parking only.

Ms. Lee also advised the Board that new parking permits for Lake Geneva Way, Mediterranean Drive and Harmony Woods Lane had been provided by G&G Towing and she offered to handle their distribution.

**MOTION:** (Tom Walker, Lena Burleson) Authorize Enforcement Committee member Sherry Lee to distribute new parking passes for Lake Geneva Way, Mediterranean Drive and Harmony Woods Lane. TMGA is to draft a letter to accompany the passes.

**Vote:** Approved 6-0-1 (Frank Walsh abstained)

### Draft Budget

Frank Walsh stated that he had issues with the draft budget, specifically that the Condominium Association should not be paying a higher ratio of the proposed 10% assessment increase. Ruchita Patel explained the allocation and recommended that the Board start on email discussion on this issue since the draft budget would be on the agenda for voting at the May meeting. Per Frank Walsh, everyone is supposed to pay the same under the general budget minus trash for condominiums.

### Executive Session

In accordance with Section 11B-111 of the Maryland Homeowners Association Act, the Board of Directors voted 7-0-0 to go into Executive Session at 9:48 pm for the purpose of discussing delinquent accounts and potential litigation.

**Adjournment**

**MOTION:** (Tom Walker, Katharine Stout) Adjourn the Board of Directors meeting at 9:59 pm.

**Vote:** Approved unanimously

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