

- 50 • A resident asked if watering the entrances was an extra expense from the current
- 51 landscaping contract. Management confirmed that it was.
- 52 • A resident shared frustration with double-parking issues on Mediterranean Way and Lake
- 53 Geneva Dr. He noted a motorcyclist was riding without a helmet or license and dogs
- 54 were being walked in the playground. He also noted that the park needed more
- 55 woodchips and the equipment probably needed to be inspected. Finally, he noted that
- 56 residents on Fountain Club Drive were putting trash in the condominium trash corral.
- 57 • A resident suggested considering plantings for the common areas that don't require a lot
- 58 of watering. A Board member suggested plantings native to Maryland would be a good
- 59 solution and she offered information she could share with the Landscaping committee
- 60 on that. The resident also noted that though attention has been on commercial parking
- 61 problems on Harmony Ridge, double parking and other parking abuses were a bigger
- 62 problem.
- 63 • A resident expressed appreciation of the Board and their commitment. He acknowledged
- 64 that the Board members volunteer their time and that and their effort are not unnoticed.
- 65

66 **III. MINUTES OF MEETING**

67 The Board reviewed the minutes of the previous meeting.

68 Motion: To table the approval of the July minutes until next month's meeting. Renner/Poon.

69 Vote: Unanimous.

70 **IV. COMMITTEE REPORTS**

71 **A. Architectural Reports Committee**

72 There were no new applications.

73 **B. Social Committee**

74 Nothing to report, but they will consider the Halloween idea for the fall.

75 **C. Landscaping Committee**

76 Committee chair Mr. Webb and Mr. Smith read over the proposed landscaping

77 company's contracts and visited properties of two of the companies that made proposals.

78 **D. Pool Committee**

79 Asked if the Board would authorize the finishing up the 20 or so chaise lounges that

80 need to be restraped Also, asked if the Board would consider purchasing some deck

81 umbrellas as there is very little shade at the pool.

82 **E. Web Committee**

83 The committee shared that the posted solicitation for the Landscaping Committee

84 resulted in one inquiry. They would be happy to post acknowledgment of residents with

85 exemplary lawns should the Board choose to do that. Also, a link to the Department of

86 Energy website was added.

87 **F. Fountain Hills Condominium**

88 Mr. Holtzman shared that he was appointed to the Condominium Board for two years.

89 The Board is looking at replacing Pine Ridge Landscaping. They are getting a new fire

90 alarm system and a reserve study done to get a better idea of the cost of maintenance of

91 their streets and sidewalks.

92 **III. REPORTS OF OFFICERS**

93 **A. President Report**

94 Mr. McDowell requested that Phil Carter from Community Pool Services be asked to
95 attend the September 5th meeting for a debriefing. He also noted that he witnessed a
96 lifeguard in the chair on a cell phone call.

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98 **IV. MANAGEMENT REPORT**

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A. Chapel Valley Contract.

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The Landscaping Committee shared the proposals for the new companies being considered.
102 Management shared about Chapel Valley's contract and options for the balance of the
103 2007-year and the coming 2008-year. The Board and the Landscaping Committee discussed
104 all the options, ramifications and expenses in great detail. If we terminate Chapel Valley an
105 Hire Dunlevy there will be a significant cost increase and we will greatly exceed the current
106 budget. The exact cost overage was not clearly stated.

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Motion: I move we advise Chapel Valley of our intent to terminate our contract with them 30 days
108 from notice and that we contract Dunlevy for the balance of 2007 and for the 2008
109 year. Renner/McDowell Vote:5/2/0

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B. Phase II Asphalt Project (O'Leary)

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The Board discussed the proposal from O'Leary and possibly scheduling the job after the
112 Labor Day weekend. There was discussion that the contract price had increased yet last
113 year due to the problems with the job when it was first done, some Board members
114 remembered O'Leary promising not to increase their price.

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Action: Management will get more clarification on the price increase issue with O'Leary. They
116 will come back with this information to the Board or schedule the job if they are able to
117 settle the issue. If they schedule the job they will send notice to the residents of
118 Fountain Hills through the mail and by hand delivered, door-to-door, notification.

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C. Delinquency for 18602 Little Star Lane

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The Board discussed their options. Council stated that there is not enough equity to
121 foreclose on this property. It was also noted that this was a problem property with lots of
122 unusual traffic, double parking and the neighbors don't like the current situation either.

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Motion: Based on information provided, I move we file a money judgment suit for \$850.00
124 against 18602 Little Star Lane. Poon/McDowell Vote: 6/0/1

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D. Delinquency For 13531 Hamlet Square Court

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The Board discussed this issue.

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Motion: Go forward and file a money judgment suit at the cost of \$850.00 against 13531 Hamlet
128 Square Court. McDowell/Renner Vote: 6/0/1

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E. Additional information Parking Violation Enforcement

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The Board discussed the request of having patrol of areas where there are a lot of parking
131 violations and where the expense would come out of in the budget. The price for Vanguard
132 to work after hours is 150.00 per hour. An off duty police officer would be cheaper. This
133 would also be an unbudgeted expense. The expense could come out of the Townhouse or
134 Village budget.

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Action: Vanguard will check into the price and scope of an off duty police officer patrolling the
136 areas where there are a lot of parking violations.

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F. Neighborhood Advisory Council

The Board discussed what the by-laws said about forming such a Council and what the counsel would include and focus on.

Action: To form a Lake Geneva, Mediterranean Townhouse committee. The committee will email the Board a list of its committee members and advise the Board of what the committee wants for their area. The committee will be in affect until the Board elections where the new Board can reassess this committee.

Action: Vanguard will look into a replacement designs for the Lake Geneva/Mediterranean tot lot for the committee to consider and begin planning for as in a couple of years it will be time to replace the current equipment.

G. Mr. Holtzman’s questions from last meeting

The Board and management discussed these questions. They answered questions one and two and tabled question three until the next meeting. Question 1 regarding notary changes. Vanguard reserves the right to charge for this service. Question 2 regarding towing charges for asphalt project, two condominium cars were towed due to lack of notice.

Action: Vanguard will reimburse the \$70.00 for the two cars that were towed from the condominium parking lot due to inadequate notification of the asphalt resealing.

K. Pending Law Suit

Management advised the Board of a pending lawsuit or settlement from a delinquent homeowner that wants a payment plan which may require some consideration outside of the regular Board meeting. The homeowner is approximately \$3,600.00 delinquent and the court date is Tuesday.

IV UNFINISHED BUSINESS

There was no unfinished business.

V NEW BUSINESS

There is no new business

VI ADJOURNMENT

There being no additional business the Board meeting adjourned at 9:45 p.m.

Motion: to adjourn the meeting at 9:45 p.m. Poon/Renner Vote: Unanimous

Respectfully Submitted,
Erin Barry, Recording Secretary

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Fountain Hills Community Association, Inc.
Motion List
August 2, 2007

Motion: To table the approval of the July minutes until next month's meeting. Renner/Poon.
Vote: Unanimous.

Motion: I move we advise Chapel Valley of our intent to terminate our contract with them 30 days from notice and that we contract Dunlevy for the balance of 2007 and for the 2008 year. Renner/McDowell Vote:5/2/0

Motion: Based on information provided, I move we file a money judgment suit for \$850.00 against 18602 Little Star Lane. Poon/McDowell Vote : 6/0/1

Motion: Go forward and file a money judgment suit at the cost of \$850.00 against 13531 Hamlet Square Court. Dowell/Renner Vote: 6/0/1

Motion: to adjourn the meeting at 9:45 p.m. Poon/Renner Vote: Unanimous

Fountain Hills Community Association, Inc.
Action List
August 2, 2007

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RESIDENTS IN ATTENDANCE

- R. Nicola Makalin
- Alice Kalamar
- Steven Muse
- Daryl Mc Fadden
- Tim Smith
- Don Webb
- Carolyn Huggins