

- 51 could expect a response. He brought up the following issues. He asked about the tree
52 stump discussed in a Board meeting four months ago that has still not been addressed.
53 He was frustrated that he received a violation letter for leaving out a trash can, which
54 was a one time mistake, but complained that a neighbor repeatedly leaves out their
55 trash can and has for a year. He said he complained about the tot lot being a safety
56 issue and that he only received a one-line answer.
- 57 • The Board President explained that the tot lot was professionally assessed and that the
58 report said that it didn't need to be replaced yet. He stated that not all the issues the
59 resident has addressed are the bottom line of the problem or clear issues that can be
60 quickly fixed and though the Board fines residents, that doesn't always work to change
61 the people's actions. He assured the resident that all these issues are being addressed on
62 an ongoing basis. He said residents can expect a response to their concerns by the next
63 Board meeting. The Board President explained that due to the limited time of the
64 homeowner forum not all these issues can be addressed during this part of the meeting,
65 but if the resident would write these concerns down he would make sure they were
66 addressed in a timely manner.
 - 67 • A resident reported that t-bone parking has subsided in her area. She also reported seeing
68 a black pick-up truck put black garbage bags in the condominium trash corral and then
69 head out the back area.
 - 70 • A resident asked if the letter about dog excrements being thrown in the condominium
71 trash corral had been sent out yet. Management said it had not.

72
73 **III. MINUTES OF MEETING**

74 Motion: To approve minutes of June 26, 2008, as amended by Ms. Poon, Mr. Walsh and Mr.
75 Holtzman.

76 Poon/Walsh Vote: 6/0/1 (McDowell)

77 **IV. REPORTS OF OFFICERS OR DIRECTORS**

78 There were no reports of Officers or Directors at this time.

79 **V. COMMITTEE REPORTS**

80 **A. Social Committee**

81 Ms. Poon will contact the resident who suggested the 5K race.

82 **B. Pool Committee**

83 Ms. Kalamar reported she spoke with Lori Summers about being on the pool committee and
84 that she said she was considering it.

85 **C. Fountain Hills Condominium**

86 The Fountain Hills Condominium reported they are happy with their Management change
87 and are making progress.

88 **D. Architectural Review Committee**

DATE	ADDRESS	SF/TH	RESIDENT	REQUEST	STATUS/COMMENTS	VOTE
07/29/08	183938 Fountain Hills Drive	SF	Li	Replace a garage door with white door with windows	Disapprove -doesn't match other doors in SFH/Village (neighbor's home was model and is the exception) application stated, "either" picture sample, only one was attached.	0:4
07/29/08	13400 Rising	TH	Tuori	Replace slider door with	Approved	4:0

	Sun Lane			French door		
07/29/08	13239 Autumn Mist Circle	TH	Kellar	Install Sunsetter awning – cream color	Approved	4:0

89

90 **VI. MANAGEMENT REPORT**

91 **A. D. & A. Dunlevy Tree Planting**

92 Management reported that they have got several requests concerning removing (3) existing
 93 stumps and installing (3) new trees on Club Run Way and Noble Oak. They obtained a
 94 proposal from D. & A. Dunlevy so it can be done in a timely manner instead of waiting for
 95 the County. The Board discussed if it was within their authority and budget and concluded
 96 that it was.

97 Motion: That we go forward with the tree replacement proposal from D. & A. Dunlevy for the cost
 98 of \$1,650.00.

99 McDowell/Poon Vote: Unanimous

100 **B. Main Fountain Landscape Improvement**

101 The Board discussed landscaping enhancements proposed by D. & A. Dunlevy for the main
 102 fountain area. The Board asked about seeding the turf.

103 Motion: To accept the proposal to renovate the main fountain area as proposed by D. & A.
 104 Dunlevy for the cost of \$9,825.00

105 Holtzman/ Kalamar Vote: Unanimous

106 Action: Management will get a proposal for seeding the main fountain area to consider at next
 107 month's meeting.

108 **C. Pool Winterization Proposal from Winkler**

109 The Board tabled this until the next Board meeting.

110 Action: Management will invite the pool company to the September Board meeting.

111 **D. Pool House Roof Repair from S&K Roofing**

112 Management had S & K Roofing inspect the roof and submit a proposal. S & K Roofing
 113 said the roof repair was not a warrantee issue but due to the weather.

114 Motion: To spend up to \$825.00 to remove the pole and repair the roof permanently.

115 McDowell/Poon Vote: 6/1/0 (Walsh)

116 **E. Request for additional Pool Passes**

117 A resident requested a pool pass for a friend of their son's who has recently relocated and
 118 now lives with them.

119 Motion: That we decline the request for an additional pool pass.

120 McDowell/Holtzman Vote: Unanimous

121 **F. Proposal to Re-Stencil the Fire Lanes**

122 The Board discussed the proposal for the re-stenciling of the fire lanes from O' Leary
 123 Asphalt Inc.

124 Motion: That we authorize O’Leary Asphalts Inc., to re-stencil our markings on the curbs for fire
125 lanes for the cost of \$3,500.00.

126 Holtzman/Poon Vote: Unanimous

127 **G. Treasurer**

128 The Treasurer asked for clarification on a deficit loss of \$10, 320.00 for the Townhouses on
129 page 2 of the financial report ending on June 30, 2008.

130 Action: Management will investigate this and put it on the agenda for the September Board
131 meeting.

132 **H. Two CD Renewals**

133 Motion: To renew the first CD in amount \$35,000.00 and the other CD in the amount of
134 \$16,000.00 by having both of them rolled over to a Smith Barney account separately
135 for a term of 5 years each at the prevailing market rate.

136 Holtzman/Poon Vote: Unanimous

137 **VII. UNFINISHED BUSINESS**

138 **A. Street light at Great Seneca**

139 The Board asked about the light on Great Seneca that was still out.

140 Action: Management provided the Board with evidence that the work order has been put in for the
141 streetlight and will provide an email of progress.

142 **B. Newsletter**

143 Action: Management will provide an updated newsletter, at no cost to community, and will send a
144 draft to Ms. Poon to review before sending it out.

145 Motion: That the newsletter be completed and posted to our website and that a postcard be
146 developed and circulated electronically amongst the Board prior to the next Board
147 meeting to be sent to each homeowner advising them that the newsletter is available on
148 the website.

149 Holtzman/Poon Vote: Unanimous

150 Action: Management will compare the cost of the postcard and web newsletter idea to the former
151 printing and postage process and assess the cost savings.

152 **C. Letter about pool noise**

153 Management addressed the issue verbally with the resident before she sent the letter to the
154 Board.

155 **D. Fountain Club Entrance to Great Seneca**

156 The Board noted that there was still sand at the Fountain Club Entrance to Great Seneca
157 that needed to be cleaned up.

158 **VIII. NEW BUSINESS**

159 There was no new business at this time.

160 **IX. ADJOURNMENT**

161 There was no additional business. The Board meeting adjourned at 9:00 p.m.

162

Motion: To adjourn the meeting at 9:00 pm. and go into the Executive meeting.

163

Poon/ Holtzman

Vote: Unanimous

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Respectfully Submitted,

169

Erin Barry, Recording Secretary

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207

208

Fountain Hills Community Association, Inc.

209

Action List

210

August 7, 2008

211

212

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213

214

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215

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225

Residents in Attendance

226

Steven Muse

227

Nick Mahabir

228

Vernard McBeth

229

Daryl McFadden

230

231

232