

**Fountain Hills Community Association
Board of Directors Meeting
August 4, 2011**

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the UpCounty Regional Service Center on Thursday, August 4, 2011 at 7:30 p.m.

Board Members Present:

Phil Suter, President
Vernard McBeth, Vice President
Daryl McFadden, Treasurer
Frank Walsh, Secretary
Shirley Fair, Director
Nicolm Mahabir, Director
Steven Muse, Director

Also Present:

Stephon Collins, Community Manager
Craig Wilson, Vanguard Management
Ruth Ann Allen, Recording Secretary

Present:

Brad Stockley, Playground Specialists

A. CALL TO ORDER

The August 2011 Board of Directors Meeting was called to order by Phil Suter at 7:30 p.m.

B. MINUTES

1. June 2, 2011 Board of Directors Meeting Minutes

MOTION: (Phil Suter/Nicolm Mahabir) Adopt the June 2, 2011 Board of Directors Meeting Minutes as amended.

Vote: Motion Passed - 3 ayes/0 nays/4 abstentions (McBeth, McFadden, Muse, Fair)

2. July 7, 2011 Board of Directors Meeting Minutes

MOTION: (Phil Suter/Nicolm Mahabir) Adopt the July 7, 2011 Board of Directors Meeting Minutes as amended.

Vote: Motion Passed - 4 ayes/0 nays/3 abstentions (McBeth, Muse, Fair)

C. REPLACEMENT OF TOT LOTS

Brad Stockley, Playground Specialists, was present to discuss with the Board the replacement of the playground equipment at the tot lots on Fountain Club Drive and Tivoli Fountain Drive. Mr. Stockley presented the Board with several options of playground systems that are currently on sale. These systems would be in addition to the replacement of the four (4) swings at Fountain Club Drive and the two (2) swings at Tivoli Fountain Drive. The Board agreed on style number SSP-1153 for Tivoli Fountain

Drive, and SSP-1154 for Fountain Club Drive. Mr. Stockley stated that the installation of the playground equipment would begin in early October. The Board inquired if the total cost for replacement of the two (2) tot lots could be done for a total of \$50,000.00. Mr. Stockley agreed and will send Management the proposal for the tot lots on Friday, August 5th.

MOTION: (Phil Suter/Vernard McBeth) Accept the contract from Playground Specialists for replacement of the playground equipment for the tot lots at Fountain Club Drive and Tivoli Found Drive for \$50,000.00 with the funds to come from Reserves.

Vote: Motion Passed - 7 ayes/0 nays/0 abstentions

D. MANAGEMENT REPORT

1. Pool House Roof

Management met with roofing contractors to discuss the repair or replacement of the pool house roof. Management received two (2) bids for repair of the roof and two (2) bids for replacement of the roof. Management did not have firm statements from all the roofing contractors on whether it is better to replace the roof or repair the roof. It was also not mentioned how long the repairs would last. The Board requested that Management get three (3) firm evaluations from roofing contractors on whether it is better to replace the roof or if the repairs would be sufficient and for how long. Management will obtain the requested information for the Board. It was suggested that the repairs or the replacement be done before the winter.

2. Field Violation Notices

The Enforcement Committee has requested that the Board approve the use of a field violation notice booklet for plain site violations. Management created a draft version of the violation notice which would be printed in triplicate. One (1) copy would be mailed to the homeowner, the second (2nd) copy would be for Management, and the third (3rd) copy would be for the Enforcement Committee.

The Board discussed with Management changes to the draft field violation form.

MOTION: (Steven Muse/Phil Suter) Implement the Field Violation Notice form pending finalization of the edits.

Vote: Motion Passed - 6 ayes/0 nays/1 abstention (Walsh)

It was also noted that there needs to be consistent and constant action for ongoing violations until they are corrected.

3. Tree Limb Across from 13106 Lake Geneva Way

It was noted that a branch had been broken off from a tree on community property across from 13106 Lake Geneva Way. The tree was evaluated by McFall & Berry and they reported that the tree would be fine. Management stated that if they receive information on who split the limb from the tree, they can send the bill for removal of the tree branch to that resident.

4. Collection Reports

Management suggested that the Board request from legal counsel a report on every collection item in their office for the Board to determine if any other actions need to be done on overdue accounts.

5. Pot Hole Repair

Management contacted O'Leary Asphalt for a bid to repair a pot hole in front of 18608 Autumn Mist Drive. The cost of the repair is \$3,400.00.

MOTION: (Vernard McBeth/Phil Suter) Accept the proposal from O'Leary Asphalt for the repair of the pot hole on Autumn Mist Drive for \$3,400.00.

Vote: Motion Passed - 7 ayes/0 nays/0 abstentions

6. Waiver of Late Fee for 18808 Sparkling Water Drive, Unit 202

The homeowner of 18808 Sparkling Water Drive, Unit 202 requested the waiver of the \$5.00 late fee assessed to the account.

MOTION: (Phil Suter/Shirley Fair) Waive the \$5.00 late fee for 18808 Sparkling Water Drive, Unit 202.

Vote: Motion Passed - 6 ayes/0 nays/1 abstention (McBeth)

7. Update on Hearings

a. *18927 Porterfield Way*

Board Member Nicolm Mahabir met with the homeowner about trimming the hedge, and the hedge has been trimmed.

b. *13523 Hamlet Square Court*

The violation for missing tin/copper on the roof has not been corrected.

MOTION: (Steven Muse/Phil Suter) Have Management send a letter to the homeowner of 13523 Hamlet Square Court stating that if the roof is not repaired or the homeowner does not come to the September Board Meeting for a Hearing, the case will be sent to CCOC.

Vote: Motion Passed - 4 ayes/0 nays/3 abstentions (McBeth/Walsh/Fair)

c. *13527 Hamlet Square Court*

The homeowner has repaired the rotten soffit.

d. *13110 Lake Geneva Way*

The resident continues to leave the trash can in public view on non-collection trash days.

MOTION: (Shirley Fair/Daryl McFadden) Remove the trash can at 13110 Lake Geneva Way and file the case with the CCOC.

Vote: Motion Passed - 5 ayes/0 nays/2 abstentions (McBeth/Walsh)

8. Pool Vending Machine

The vending machine at the pool is not working.

MOTION: (Steven Muse/Phil Suter) Have Management contact the vending machine company and request that the vending machine needs to be removed from the pool by Friday, August 19th.

Vote: Motion Passed - 7 ayes/0 nays/0 abstentions

9. Shared Maintenance Agreement with Townes at Chestnut Oakes

Craig Wilson, Vanguard Management, reported that the terms of the Shared Maintenance Agreement between Fountain Hills and the Townes at Chestnut Oaks Homeowners Association (TACO) for Harmony Woods Lane have not been met over the years. Management reviewed the accounts concerning the shared maintenance agreement for the past four (4) years and noted that Fountain Hills would actually owe TACO money for maintenance expenses. Mr. Wilson stated that going forward the maintenance agreement will be followed. Fountain Hills will be given a copy of the proposed budget of the Maintenance Agreement by November 1st each year with the amount to be collected from Fountain Hills to cover the reserve fund, snow removal and street maintenance. TACO will provide Fountain Hills the actual sums expended during the previous year within ninety (90) days after the end of the calendar year. If the funds expended by Fountain Hills exceed the proportionate share of the Maintenance agreement, the excess will be paid to Fountain Hills within thirty (30) days. If the budgeted amount is insufficient to address an unusually high snow fall or other unforeseen expenditure, Fountain Hills will reimburse TACO for their portion of the additional charges.

10. Reserve Study

The Board of Directors had discussed having an additional meeting to talk about the Reserve Funding of the community following the completion of the new Reserve Study. It was noted that this meeting should take place in the couple of months after the new Board is elected in November.

11. Animal Control/Pet Waste Stations

It was noted that residents are still not cleaning up after their pets. Management stated that a violation notice for not cleaning up after a pet cannot be enforced unless there is a written complaint.

Steven Muse requested that Animal Control be invited to the September Board meeting to talk about animal control and pet waste management.

12. Letter to the Condominium Board of Directors

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the Board of Directors of Fountain Hills Condominium (FHC). The letter mentioned several issues which included speeding in the community, parking of condominium residents and their guests in non-condominium spaces, the fragile parking tags that break and then the vehicle is towed, and the possibility of the Condominium purchasing doggie waste stations to be placed near the condominiums. The Board discussed changes to the wording of the letter.

MOTION: (Steven Muse/Vernard McBeth) Have Management send the letter concerning issues in the community to the Condominium Board of Directors with the agreed upon edits.

Vote: Motion Passed - 4 ayes/1 nay (Walsh)/2 abstentions (Suter/Mahabir)

13. Pooch in the Pool

Steven Muse requested a budget of \$100.00 to cover costs for the Pooch in the Pool at the end of the swim season. It was noted that this event cost nothing last year.

MOTION: (Steven Muse/Phil Suter) Allow for the Pooch in the Pool with a budget of \$100.00 from the Social and Recreation Budget.

Vote: Motion Passed - 5 ayes/1 nay (Walsh)/1 abstention (Fair)

E. ADJOURNMENT

MOTION: (Phil Suter/McFadden) Adjourn the Board of Directors Meeting at 9:45 p.m.

Vote: Motion Passed - 7 ayes/0 nays/0 abstentions