

**FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.**

**c/o Vanguard Management Associates, Inc.  
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**BOARD OF DIRECTORS MEETING**

**Thursday, February 5, 2004**

**MINUTES**

The meeting was called to order at approximately 7:40 p.m.

Present were:

Tom McDowell	Steve Kannry	Frank Walsh	James Caddell
Siu Poon	William Renner		

Craig Wilson and David Bossler of Vanguard Management  
Sandra G. Ewing, Acting Recording Secretary

Also present were the owners of 13329 Rushing Water Way

**Homeowners Open Forum:**

The owners of 13329 Rushing Water Way discussed their concerns regarding a trash corral next to their home and requested that the corral be removed or relocated. The corral serves 13 nearby condominium units. Mr. Wilson advised that the corral is a part of the recorded site plan. Attempts to get the builder to relocate the corral were unsuccessful, however, it was reduced to approximately one-half of its' original size. Notices have been sent to the condominium units on several occasions.

Gavin Bowie of 13346 Rushing Water Way reported that people are parking on the sidewalks. Craig suggested that when this happens, residents should report the vehicle license number and the address it is parked in front of to management.

**Meeting Minutes:**

Regular Board Meeting of January 7, 2004

**MOTION:** By Bill Renner to approve the minutes as revised. The motion was seconded by Steve Kannry and was passed without discussion or opposition by the officers present.

**Reports of Officers:**

There were no reports.

## **Report of Committees:**

**Fountain Hills Condominium** Frank Walsh reported that the electrical fire at the condominium building is still being investigated as are possible code violations. He also reported that the Legum & Norman property manager Bryan Taylor would be in touch with Rick Morris to provide him with information regarding the condominium fire to be added to the website.

**Grounds/Landscaping** William Renner reported that the snow removal contractor did a better job on the common sidewalks.

Siu Poon reported that a number of private sidewalks were not cleared.

Steve Kannry complimented D&A Dunlevy on their recent snow clearing efforts.

Tom McDowell requested that Craig Wilson set up an inspection with Jennifer Brill and D&A Dunlevy in early March to determine the Association's landscaping needs.

**ARC** No report.

**Web Site** Bill Renner reported that Rick Morris is doing a good job keeping the web site up to date. It was also reported that a resident of the condominiums had suggested a poll of residents regarding condominium management. The request was denied.

Frank requested that information regarding the condominiums and their meetings be posted on a website link.

**Pool Committee** No report.

**Social Committee** Siu Poon asked when the condominium Social Committee was going to contact her. Frank said that he forwarded her contact information to them.

~~Frank Walsh suggested that a letter be sent to CMI, who manages the condominiums, requesting their assistance with the trash management problem. Moved~~  
Craig Wilson suggested that written committee reports be provided for inclusion in the management report.

## **Committee Liaisons:**

There will be no changes in the Board liaisons to the various committees.

## **Meeting Room at Pool:**

Gavin Bowie, an architect who lives at 13346 Rushing Water Way, delivered a preliminary report regarding a possible meeting room/community room at the pool. He believes that a minimum of 1000 square feet will be necessary, including restroom

facilities. There are several options, including conversion of the rotunda, which is likely to be expensive, using the area near the lockers, which is possible but will be a tight fit, or using space at the tennis court side of the pool. He does not see an easy way to build economically at the pool site and estimated the cost to be approximately \$250.00 per square foot, or \$250,000. The cost of a feasibility study will be approximately \$25,000.00.

Craig Wilson has made a preliminary call to Park & Planning and was advised that the project is not likely to be permitted.

Mr. Bowie suggested that another option might be to remove one locker room and restroom, build an addition to the existing structure that would include a new locker and maintenance room as well as the meeting room.

Craig Wilson advised that the square footage of the pool deck may not be reduced.

Bill Renner questioned maintenance and janitorial costs associated with the meeting room.

Steve Kannry suggested that a community survey be taken regarding the meeting room.

**ACTION** Management will send a letter to Park & Planning, accompanied by a diagram to be provided by Mr. Bowie.

## **Management Report:**

**Lake Geneva Way Parking:** 6 - 7 forms have been returned. Several editorial corrections were made to the towing agreement. The contract will be finalized and put out to bid. The tow agreement will apply to all of Fountain Hills.

### **18827 Porterfield Way: (Amy Porter)**

**MOTION:** By William Renner to reimburse the homeowner in the amount of \$53.80, contingent upon the homeowner signing a release. The motion was seconded by Sui Poon and was passed without discussion or opposition by the Directors present.

**Fire Lanes:** Fire lanes have been approved by Capt. Stutz at Little Star; the signs will be installed as weather permits.

**Dead Trees at Centex Area:** A letter has been sent to Park & Planning regarding the bond. Craig is getting estimates for the removal. Estimated cost is \$5,000 to \$7,000.

**Pool Rotunda:** The heater has been installed and the tables and chairs are in. Locks remain to be finalized.

**Autumn Mist Monument:** There was an accident at entrance of Autumn Mist. The driver is paying for landscaping and possible monument repairs. Craig Wilson will check the monument for vehicle damage.

**Home Day Care:** Steve Kannry advised that the Association does not have a copy of the license. Craig Wilson will send a letter requesting a copy of the license.

**New Business:**

**Trash Corral:** Management solicit proposals to demolish the corral and reinstall a new corral closer to the condominium. As an alternative Management will advise of the cost of an extra weekly trash pick-up for the condominiums. Frank Walsh suggested that a letter be sent to CMI, who manages the condominiums, requesting their assistance with the trash management problem.

**Grounds Cleaning:** Management will request a thorough clean up of the grounds as soon as weather permits.

**Complaint Letter from 18723 Autumn Mist** – Discussion.

**On-Call Person Complaint** – Frank expressed his concern regarding the lack of action on the part of the on-call person the day of the condominium fire. Craig explained that it was a miscommunication.

**MOTION:** By Bill Renner to adjourn. The motion was seconded by Steve Kannry and passed without opposition.

The meeting was adjourned at 9:18 p.m.

The next meeting will be on Thursday, March 4, 2004 at 7:30 p.m. at the Upcounty Government Services Center.

Respectfully submitted,

Sandra G. Ewing  
Recording Secretary