



- 51                   • Mr. Muse thanked the Board for the \$25.00 and will provide the receipts later.  
52                   • A resident felt that the security company that came to the last meeting was too expensive.  
53                   He inquired if Vanguard was responsible for the security services.  
54                   • A resident felt that the community used to look much better. The cars without tags seem  
55                   to be gone. He felt consistent fines were the key.

56   **III.    MINUTES OF MEETING**

57                   The Board reviewed the minutes of the January meeting.

58                   Motion: To approve minutes of January 3, 2008, as amended. Holtzman/Poon Vote: 6/1/0

59                   Motion: To table the approval of the February Minutes until the next meeting. Holtzman/Poon  
60                   Vote: Unanimous

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

62                   The Treasurer had some questions about line 9610 of the income expenses for lawn  
63                   maintenance. Management helped to clarify the issue.

64                   Action: Management will look into the tree budget to see if anything was recorded there  
65                   incorrectly.

66   **V.     COMMITTEE REPORTS**

67                   **A.    Social Committee**

68                   There was nothing to report.

69                   **B.    Landscaping Committee**

70                   There is no committee at this time.

71                   **C.    Pool Committee**

72                   Management reported that the chairs are back and look great. They met with WSSC to  
73                   contest bills, which were invoiced from September 2007 through January 2008, even  
74                   though the water meters have been disassembled since the pool was winterized in September.  
75                   WSSC claims we owe \$1,600.00.

76                   **D.    Web Committee**

77                   They reported they would be posting the Minutes and Updated ARC Guidelines.

78                   **E.    Fountain Hills Condominium**

79                   The Fountain Hills Condominium is looking to replace Henry's towing and putting out  
80                   RFP's to other companies. They reported that they are going to be doing renovations on  
81                   some of there buildings on 18701 Sparkling Water Drive.

82                   **F.    Architectural Review Committee**

83                   Ms. Brill gave some approved applications, which will be added to the Minutes of the next  
84                   meeting.

85   **VI.    MANAGEMENT REPORT**

86                   **A.    Swimming Pool Pass Mail**

87                   The Board reviewed the pool regulations packet and agreed it was ready to mail it to the  
88                   residents. They will send any corrections, along with a copy of rules from Winkler when  
89                   they mail out the pool passes.

90                   Action: Those residents who have outstanding violations or debts will not receive pool  
91                   applications, but a letter explaining they are delinquent.

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**B. Write off of bad debt 13521 Niagara Falls Court**

The Board discussed the debt of 13521 Niagara Falls Court.

Action: Management will consult the attorney and the previous Minutes to check the account records of 13521 Niagara Falls Court to clarify whether the debt is due to the resident running 30 days late on a regular basis or if they have incurred a late fee every month for 12 month. Management will ask legal why statute of Limitations was allowed to expire.

**C. Write of bad debt 18603 Little Star**

The Board discussed that this property is in bankruptcy.

Motion: We write off the \$630.00 of 18603 Little Star, as bad debt. Holtzman/Poon Vote: Unanimous

**D. Write off of bad debt 13349 Rushing Water Way**

The Board discussed the lien against this property.

Motion: That we classify the \$1,105.85 of the prior owner of 13349 Rushing Water Way, as bad debt. Holtzman/Poon Vote: Unanimous

**E. Hearing 18800 Porterfield Way**

This resident cancelled the hearing. Her daughter sent a letter stating they would be taking down all things in the common area and asked for an extension to complete the task.

Motion: That we reply to the owner and daughter of, 18800 Porterfield Way. That we delay the application of fines until April 1, 2008 provided the resident remove the retaining timbers, other materials and the dirt so that the area is level and returned to a natural state. Holtzman/Poon Vote: Unanimous.

**F. Hearing 18938 Fountain Hills**

The Board will begin the fining process. If the resident still doesn't take action in 30 days, the Association will remove the items at the cost of the resident.

**G. The Board went into Executive Session at 8:56 until 9:20 p.m.**

**H. Budget 2008-2009**

The Board discussed releasing the budget for comment.

Motion: That we release the Budget proposal to residents for comment. Poon/Kalamar Vote: Unanimous

Action: Management will set a date to meet with the Board to discuss the budget.

**V11. UNFINISHED BUSINESS**

**A. Towing**

Management will call and begin getting bids for a new towing contract.

**B. Security Options**

Management shared with the Board the security bids they have received to date, for informational purposes.

The Board discussed the issue of hiring a security company. There was concern that the coverage presented from the security system last month was more than the community

132 needed right now and was costly. They discussed that if the Board were to consider that  
133 contract it would need to be considered in light of the budget as well.

134 The Board tabled their decision on this issue.

135 **V111. NEW BUSINESS**

136 There was no new business at this time.

137 **1X. ADJOURNMENT**

138 There being no additional business the Board meeting adjourned at 9:40 p.m.

139 Motion: To adjourn the meeting at 9:40 Holtzman/Kalamar 9:40 p.m. Vote: Unanimous

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Respectfully Submitted,

Erin Barry, Recording Secretary

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Fountain Hills Community Association, Inc.

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Motion List

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March 7, 2008

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Motion: To approve minutes of January 3, 2008, as amended. Holtzman/Poon Vote: 6/1/0

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Motion: To table the approval of the February Minutes until the next meeting. Holtzman/Poon

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Vote: Unanimous

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Motion: We write off the \$630.00 of 18603 Little Star, as bad debt. Holtzman/Poon Vote:

153

Unanimous

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Motion: That we classify the \$1,105.85 of the prior owner of 13349 Rushing Water Way, as bad

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debt. Holtzman/Poon Vote: Unanimous

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Motion: That we reply to the owner and daughter of, 18800 Porterfield Way. That we delay the

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application of fines until April 1, 2008 provided the resident remove the retaining

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timbers, other materials and the dirt so that the area is level and returned to a natural

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state. Holtzman/Poon Vote: Unanimous.

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Motion: That we release the Budget proposal to residents for comment. Poon/Kalamar Vote:

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Unanimous

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Motion: To adjourn the meeting at 9:40 Holtzman/Kalamar 9:40 p.m. Vote: Unanimous

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Fountain Hills Community Association, Inc.

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Action List

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March 7, 2008

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Action: Those residents who have outstanding violations or debts will not receive pool applications, but a letter explaining they are delinquent.

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Action: Management will consult the attorney and the previous Minutes to check the account records of 13521 Niagara Falls Court to clarify whether the debt is due to the resident running 30 days late on a regular basis or if they have incurred a late fee every month for 12 month

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Action: Management will set a date to meet with the Board to discuss the budget.

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**Residents in Attendance**

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Nick Mahabir

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Mr. Muse

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