

Fountain Hills Community Association
Board of Directors Meeting
May 5, 2011

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the UpCounty Regional Service Center on Thursday, May 5, 2011 at 7:30 p.m.

Board Members Present:

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

Also Present:

Stephon Collins, Community Manager
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Shirley Fair, Director

Homeowners Present:

Maggie Suter, 13384 Rushing Water Way, Chairman, Architectural Review Committee
Joe Arnold, 13325 Tivoli Fountain Court
Adrienne Farrar, 18759 Harmony Woods Lane

Present:

Pete Fleming, Regional Supervisor, RSV Pools, Inc.

A. CALL TO ORDER

The May Board of Directors Meeting was called to order by Phil Suter at 7:35 p.m.

B. RSV POOLS

1. Pre-season Inspection Repair List for Pool

Pete Fleming, RSV Pools, was present to discuss with the Board the pre-season inspection repair list for the pool. The first four (4) items on the repair list and Item 20 are maintenance items for the pool house involving reconnecting the utility sink, replacing the door to the storage room, drywall repair, and re-securing light units to the ceiling. Vernard McBeth inquired why these items were not noted earlier so that a general contractor could have dealt with these items before now and at a lower price, as these items are not specific pool items. It was noted that RSV was late in providing management with the pre-season pool inspection report and did not know about these items until the pool house was opened. Mr. Fleming stated that starting at the end of this season, RSV Pools will walk through the pool house and note any general repair items

that will need to be fixed. Mr. Fleming also noted that these items do not need to be repaired before the pool is opened. These items can be repaired during the day while school is in session, as the pool does not open until late afternoon.

Items 5 - 19 on the pre-inspection repair list are items that need to be done at the pool to pass inspection before the opening day.

MOTION: (Phil Suter/Vernard McBeth) Contract with RSV Pools to perform Items 5-19 on the pre-inspection repair list for the pool.

Vote: Motion Passed - 5 ayes/1 abstention (McBeth)

2. Replacement of Water Heater at Pool House

Management received bids to replace the water heater at the pool from RSV Pools and Gaithersburg Plumbing.

MOTION: (Phil Suter/Daryl McFadden) Accept the proposal from RSV Pools to replace the water heater at the pool house for a cost not to exceed \$8,915.00.

Vote: Motion Passed: 5 ayes/1 abstention (McBeth)

3. General Maintenance Repairs at the Pool House

MOTION: (Phil Suter/Steven Muse) Approve the general repairs for Items 1, 2, 3, 4, and 20 on the pre-inspection repair list for the pool, not to exceed \$1,500.00.

Vote: Motion Passed - 4 ayes/1 nay (Walsh)/1 abstention (McBeth)

It was also noted that the tin roof on the pool house is leaking. The Board requested that Management send out bids to contractors for replacement of the roof with tin and other materials, and also solicit bids for repair of the roof. The replacement of the roof of the pool house is a reserve item.

4. Fountain Repairs

RSV Pools provided the Board with proposals to repair the fountains in Fountain Hills. Mr. Fleming reported that when RSV Pools originally looked at the fountains they were not working and leaking. RSV Pools has already done a lot of work to have the fountains working. The plumbing leaks to the fountains have been repaired. The main issues remaining are structural: Masonry repairs, water proofing of bowls, and repair of light fixtures. RSV Pools had a fountain expert inspect the fountains. The proposal for the fountain at Mediterranean Way & Lake Geneva Way calls for re-sealing and waterproofing the three (3) dishes. The proposal for the fountain at Scarlet Mist Way & Fountain Hills Drive will replace three (3) dishes and the pineapple top and will waterproof one (1) dish. The proposal for the fountain at Fountain Club Drive includes removal of the top tier of five (5), converting it to a four (4) tier fountain, and waterproof the remaining dishes. Frank Walsh requested that the fifth (5th) tier of the fountain be kept.

The Board inquired what it would take to get the fountains up and running for this year. Mr. Fleming stated that the fountains need to be drained, acid washed, cleaned. All these items are part of the normal maintenance contract for the fountains. It was

suggested that RSV get the fountains up and running. Management will solicit more bids for repairs of the fountains. Mr. Walsh questioned why the fountains should be running if they leak. Mr. Suter suggested that, after the fountains are up and running, they be checked regularly and, if they are losing too much water, they be shut down. Mr. Fleming stated that RSV Pools will check the water levels of the fountains every day.

C. MINUTES

1. April 7, 2011 Board of Directors Minutes

Vernard McBeth stated that the motion that Mr. Suter added to the minutes was done via email and not at the meeting. Mr. McBeth suggested that the motion be added as an addendum to the minutes. A statement will be amended into the April 7, 2011 Board Meeting Minutes concerning the email vote.

MOTION: (Phil Suter/Daryl McFadden) Approve the April 7, 2011 Board of Directors Minutes as amended by Phil Suter, Steven Muse, and Vernard McBeth.

Vote: Motion Passed: 3 ayes/1 nay (McBeth)/2 abstentions (Muse/Walsh)

D. MANAGEMENT REPORT

1. Monument Replacement

Management sent an RFP to seven (7) contractors for replacement of the existing monuments in the community for a stone monument with “floating” lettering containing the community logo. Management received proposals from four (4) contractors. The Board suggested that decision on this matter be tabled to allow the Board more time to look at and compare the proposals.

Suspend discussion of the Management Report for Homeowners Open Forum.

E. HOMEOWNERS OPEN FORUM

1. Adrienne Farrar, 18759 Harmony Woods Lane, noted that Harmony Woods Lane is shared between Chestnut Oaks HOA and Fountain Hills and asked if there is any communication between the two communities as there is clearly a demarcation between the two communities. Ms. Farrar noted that there is a basketball hoop in the street located about 25'-50' after turning onto Harmony Woods Lane. This basketball hoop is used constantly by children in the neighborhood, but it is a hazard for the children and an eye sore. Ms. Farrar would appreciate if this matter would be addressed. The Board requested that Management draft a letter to Chestnut Oaks on behalf of the Board expressing their concerns and the safety concerns of the basketball hoop on Harmony Woods Lane and request that the basketball hoop be removed.

Ms. Farrar also mentioned that she has helped to maintain the outside of the townhouse property next to hers for an absent homeowner. She has cleaned up trash,

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It was noted that this property is in foreclosure. Management stated that the Board can decide to maintain these foreclosed properties, and the cost would be added to the assessments owed on the property. The Board requested that Management find out how much McFall & Berry would charge to maintain the outside of Ms. Farrar's neighbor's townhouse. The Board also requested getting a quote from McFall & Berry for upkeep of the landscaping of the condemned house at 13533 Hamlet Square.

Vernard McBeth requested that Management look into how much it would cost to plow snow and lay asphalt on Harmony Woods Lane. Mr. McBeth noted that Fountain Hills Community Association pays Chestnut Oaks \$5,000.00 each year for maintenance of Harmony Woods Lane. Mr. McBeth would like to investigate the cost of maintaining Harmony Woods Lane on a per occurrence basis.

MOTION: (Vernard McBeth/Daryl McFadden) Have Management contact legal counsel on Friday at 9:00 a.m. to draft a letter via Vanguard Management to President of Chestnut Oaks that Fountain Hills would like to explore a per occurrence contract.

The motion was rescinded by Vernard McBeth.

MOTION: (Vernard McBeth/Steven Muse) Have Management contact the Fountain Hills contractors to price asphalt resurfacing and a per occurrence rate for snow removal on Harmony Woods Lane that is part of Fountain Hills.

Vote: Motion Passed - 4 ayes/0 nays/2 abstentions (Walsh/Suter)

2. Joe Arnold, 13325 Tivoli Fountain Court, inquired how the new pool passes are saving the community money as paper passes are not expensive.

Vernard McBeth stated that the budget for pool pass distribution is \$6,600.00 this year and with all the changes done for pool passes this year, the amount spent is still below budget. In following years, the pool pass applications will not have to be mailed to homeowners and the pool passes will not have to be printed.

Mr. Arnold also mentioned that the cost of replacement of pool passes is too high, when the cost to reprint the card would not cost that much. Mr. McBeth stated that it was a suggestion from Management so homeowners would not request more pool passes to ensure only people living in the community use the pool.

Mr. Arnold inquired about the procedure if a pool pass is stolen. Mr. Suter replied that the homeowner/resident can send an email explaining the stolen pool pass and the Board can decide to replace the card as a courtesy. The stolen pool pass will be deleted from the computer registry. The Board noted that only homeowners who have renters who move from the community must return those pool passes.

Mr. Arnold also inquired about pool passes for baby sitters who might bring the homeowner's children to the pool. Mr. Suter stated that the community does give each household twenty (20) guest passes for free to start, and if needed, gives residents the ability to purchase additional guest passes for a small fee for additional visits to the pool.

Mr. Arnold stated that as a homeowner he pays dues and if the sitter is at his home for

forty (40) hours a week he should not have to pay more for the sitter to bring his children to the pool. Mr. McBeth stated that the Board will discuss this matter and come up with a solution to handle this matter.

F. MANAGEMENT REPORT (cont'd)

1. Monument Replacement (cont'd)

Phil Suter stated that some of the monuments in the proposals look great, but the cost is more than he expected. He suggested that the bottom half of the monuments be retained and only the top half, which is the eye sore, be replaced.

Vernard McBeth stated that the current entrance signs look dated and that one is too small.

The replacement of the monuments is a reserve item, and Management suggested that the Board schedule another meeting to discuss a plan for reserve items. This matter will be tabled for discussion in the future.

2. Landscape Improvements

Phil Suter stated that he, Nicolm Mahabir, and Frank Walsh met with McFall & Berry on April 23, 2011 to walk through the community and discuss the landscape plan. The landscape plan will upgrade the plantings at the entrances and mirror the beds on left and right. The plan is also based on using existing plants in the community. One area, near Rushing Water Way, was just overgrown weeds, and that area will be mirrored to the bed across the street. The current proposal for landscaping is \$34,878.77. Mr. Suter suggested that the whole landscaping project be done as suggested.

Vernard McBeth inquired if any other bids had been solicited for landscaping in the community. Management responded that no other bids had been solicited as the Board was working with McFall & Berry to upgrade the landscape plan. Mr. McBeth stated that McFall & Berry did not do what the Board had asked for in their proposal.

Mr. McBeth asked if trees can be planted now. Management stated that trees can still be planted as long as they are watered.

Mr. Suter stated that the plants have a one (1) year warranty and McFall & Berry will water for a time, and the Association can pay to have the plants watered longer, if necessary.

Management stated that 2011 and 2012 fiscal year budgets can be used to pay for the landscaping if the Board desired. Management stated that a payment schedule can be worked out with McFall & Berry.

MOTION: (Phil Suter/Nicolm Mahabir) Accept the updated proposal from McFall & Berry for the landscaping plan for Fountain Hills for \$34,878.77.

Vote: Motion Passed - 3 ayes/1 nay (McBeth)/2 Abstentions (Muse/McFadden)

3. 2009/2010 Draft Audit

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health of the community is in keeping with the general accepted accounting practices.

MOTION: (Phil Suter/Nicolm Mahabir) Accept the 2009/2010 draft audit from Goldklang Group.

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

G. NEW BUSINESS

1. Volunteer Positions

Steven Muse stated that people should not be volunteered for positions on committees electronically. Phil Suter agreed and stated that there should be discussion on record for clarity.

2. Animal Control in the Community

Vernard McBeth mentioned that there was a request made that a representative from Animal Control come talk with the Board at this meeting.

3. Email Address on Condominium Bulletin Board

Vernard McBeth mentioned that there was a request that the posting of his personal email address be discussed at this meeting to the extent of who did it and why it was done. Frank Walsh stated that no one asked him to ask the Condominium Board about this matter, and if someone does, he will.

4. Actions of Condominium Board President

Mr. McBeth mentioned that the President of the Condominium Association confronting a youth in front of the pool house was also not on the agenda. Mr. McBeth would like to discuss this matter at the next Board Meeting.

H. ADJOURNMENT

MOTION: (Phil Suter/Nicolm Mahabir) Adjourn the Board of Directors Meeting at 9:50 p.m.

Vote: Motion Passed - Unanimous