

**Fountain Hills Community Association  
Board of Directors Meeting  
November 5, 2015**

**As Approved at the December 3, 2015 Board of Directors Meeting**

**Board Members Present:** Tom Brennan, President  
Nick Mahabir, Vice President  
Harry Matchett, Treasurer  
Frank Walsh, Secretary  
Hari Donthi, Member at Large  
Sherry Lee, Member at Large  
Siu Poon, Member at Large

**Others Present:** Ruchita Patel, Management Agent  
Marylou Bono, Recording Secretary

**Homeowners Present:**

Manjit Kaur	Juraj Cervenak
Hash Koraganie	Nick Mahabir
Katherine Stout	Sherry Lee
Siu Poon	Steven Muse
Yi Zhang	JoAnn Windsor
Linda Deckard	Thomas Deckard
Tom Walker	Barbara Peressini
Harry Matchett	Robert Love
Vernard McBeth	Chris Allo
Biao Ruan	Frank Walsh
Kim Goh	Hari Donthi
Tina Patterson	George Zhan
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Tom Brennan	

**Reconvene Meeting**

**MOTION:** (Frank Walsh, Tom Brennan) Reconvene Board meeting with newly elected Board of Directors at 9:08 pm.

**Vote:** 7-0-0

**Newly Elected Board of Directors**

Ruchita Patel announced the names of the newly elected Board members as follows:

Tom Brennan  
Hari Donthi  
Sherry Lee  
Nick Mahabir  
Harry Matchett  
Siu Poon  
Frank Walsh

### **Election of Officers**

**MOTION:** (Siu Poon, Nick Mahibir) Nominate Tom Brennan as President.  
**Vote:** 7-0-0

**MOTION:** (Sherry Lee, Tom Brennan) Nominate Nick Mahabir as Vice President.  
**Vote:** 7-0-0

**MOTION:** (Siu Poon, Tom Brennan) Nominate Frank Walsh as Secretary.  
**Vote:** 7-0-0

**MOTION:** (Siu Poon, Tom Brennan) Nominate Harry Matchett as Treasurer.  
**Vote:** 7-0-0

### **Reconstitution of Committees**

**MOTION:** (Tom Brennan, Siu Poon) Re-appoint Robert Love as Chair of the Architectural Review Committee.  
**Vote:** 7-0-0

**MOTION:** (Tom Brennan, Sherry Lee) Re-appoint Siu Poon as Chair of the Social Committee.  
**Vote:** 7-0-0

**MOTION:** (Tom Brennan, Siu Poon) Re-appoint Harry Matchett as Chair of the Enforcement Committee.  
**Vote:** 7-0-0

The Board discussed the Landscaping Committee and it was their consensus that the Board will act in this capacity.

**MOTION:** (Harry Matchett, Tom Brennan) Re-appoint JoAnn Windsor, Barbara Peressini, Danial Magid, Sherry Lee, Sam Harris, Steven Muse and Jackie Arnold as members of the Enforcement Committee.  
**Vote:** 7-0-0

**MOTION:** (Tom Brennan, Harry Matchett) Re-appoint JR Savery and Biao Ruan as members of the Architectural Review Committee.  
**Vote:** 7-0-0

It was noted that there currently is no Pool Committee. Robert Love advised that he would assist where necessary.

It was noted that the newsletter is being done by the management company.

**MOTION:** (Frank Walsh, Tom Brennan) Re-appoint Rick Morris as Webmaster.  
**Vote:** 7-0-0

Hari Donthi inquired as to the cost of the website. Per Harry Matchett, we only pay the cost for the domain name.

Sherry Lee asked if the towing authorizations would need to be revised as a result of the Board election. Ruchita Patel advised that the towing process and signs may need to be revised to comply with the new County towing law. Sherry Lee commented that new laws were passed for commercial property, but not private property. Ruchita Patel advised that she disagreed with this statement.

Siu Poon requested a list of Board contact information to share with all. Ruchita Patel advised that this would be provided.

### **Committee Reports**

Enforcement - Harry Matchett discussed information from Sam Harris concerning the Lake Placid Lane homeowner who has applied for an accessory apartment license. Mr. Matchett advised that he called the County and was told that the Association must file a formal notice of opposition to the license.

**MOTION:** (Harry Matchett, Tom Brennan) Have the management company contact the County to confirm the appropriate channels to file a formal opposition to the homeowner at 18817 Lake Placid Lane's request for an accessory apartment license per the Association's covenants and to file an opposition on behalf of the Association.

**Vote:** 7-0-0

Harry Matchett discussed the second apartment issue on Lake Placid Lane where a complaint that a homeowner is renting rooms had been received in August. Tom Brennan suggested that a letter be sent to the homeowner to invite them to a Board meeting to discuss the situation. Per Ruchita Patel, a complaint letter from a neighbor was received in August and forwarded to the Enforcement Committee for action. Harry Matchett advised that he had been prepared to discuss this at the October meeting, which was subsequently cancelled due to the lack of a quorum. This matter was deferred for further discussion at the December meeting.

Harry Matchett discussed the unverified stickering and towing of a vehicle as a result of a resident's complaint and Board Member's confirmation that the vehicle had not been moved for 30 days. Harry Matchett and Sherry Lee discussed the monitoring of vehicles and that the word of a resident or Board member would not be taken as an authorization for towing without the evidence that the vehicle had been present for at least 30 days per the guidelines. In this instance, the homeowner was not required to pay to have the vehicle returned.

Tom Brennan suggested that all current pending action items remain as pending until the next meeting.

Harry Matchett advised that he would furnish copies of the Enforcement Committee's reports to those who requested them.

Hari Donthi asked regarding access to the Board email account. Tom Brennan and Nick Mahabir both stated that all members should have access. Tom Brennan asked Ruchita Patel to explain the current procedure. Ms. Patel advised that Board members may opt in to receive emails. Emails that are received are responded to by the management company and copied to those Board members who have opted in. If the email concerns a matter that all Board members should be made aware of, the email is also sent to all Board members. Frank Walsh suggested that further discussion and decision on this matter be tabled for the next meeting.

**Adjournment**

**MOTION:** (Nick Mahabir, Siu Poon) Adjourn the Board meeting at 9:35 pm.  
Vote: 7-0-0

Submitted by: Marylou Bono, The Management Group Associates, Inc.

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