

**Fountain Hills Community Association  
Board of Directors Meeting  
September 1, 2011**

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the UpCounty Regional Services Center on Thursday, September 1, 2011 at 7:30 p.m.

**Board Members Present:**

Phil Suter, President  
Vernard McBeth, Vice President  
(Arr. 7:40; Dep. 8:10 p.m.)  
Frank Walsh, Secretary  
Shirley Fair, Director  
Nicolm Mahabir, Director

**Also Present:**

Stephon Collins, Community Manager  
Ruth Ann Allen, Recording Secretary

**Board Members Absent:**

Daryl McFadden, Treasurer  
Steven Muse, Director

**Contractor Representative:**

Pete Fleming, RSV Pools

**Homeowner Present:**

Harry Matchett, 13220 Lake Geneva Way

**A. CALL TO ORDER**

The September 2011 Board of Directors Meeting was called to order by Phil Suter at 7:35 p.m.

**B. MANAGEMENT REPORT**

1. Pool Fountain Repair

Pete Fleming, RSV Pools, reported on the proposal to repair the drain line of the Fountain Club Drive fountain for \$2,850.00. According to this proposal, the current drain line would be removed. It would then be replaced, but now would be buried deeper and extended out to the street, under the sidewalk. The Board noted that this sidewalk is on Fountain Hills Condominium property and approval from their Board would be required. Management suggested that the drain line be replaced the way it is as there should be a holding tank or French drain. Management has the original drawings of all

the fountains and will provide the original drawings for this fountain to RSV Pools. The approval of fountain repair will be tabled until next month until RSV provides another proposal.

Closing of the fountains will be completed by October 31st.

2. Dog Swim

Pete Fleming noted that RSV Pools has not been notified about the dog swim. The dog swim will be held on Sunday, September 11, 2011 from 8:00 a.m. until 1:00 p.m. The Board stated that only one (1) guard should be needed on deck. RSV Pools should coordinate the details with Stephen Muse.

**C. MINUTES**

1. August 4, 2011 Board of Directors Meeting Minutes

**MOTION:** (Phil Suter/Frank Walsh) Approve the August 4, 2011 Board of Director Meeting Minutes as edited.

**Vote:** Motion Passed - 4 ayes/0 nays/1 abstention (McBeth)

**D. MANAGEMENT REPORT (contd.)**

3. Towns of Chestnut Oaks (TACO) Shared Maintenance Agreement Budget

Management provided the Board with the draft FY2012 budget for the shared maintenance agreement with TACO. The proposed monthly contribution of Fountain Hills Community Association for FY2012 is \$322.74. It was suggested that lighting and sidewalks be added to the shared maintenance agreement.

**MOTION:** (Frank Walsh/Phil Suter) Accept the \$322.74 monthly contribution for the TACO Shared Maintenance Agreement.

**Vote:** Motion Passed - 4 ayes/0 nays/1 abstention (McBeth)

4. Pool House Roof Repairs

Management went back to each contractor and asked specific questions concerning repair versus replacement of the pool house roof. Both CRS Roofing and S&K Roofing indicated that the repairs would last, but other leaks could happen in other areas of the roof. Both of these contractors indicated that the useful life of this roof has passed.

The Board discussed the options of repair versus replacement of the roof and the costs of replacing the roof.

<b>Contractor</b>	<b>Cost of Roof Replacement</b>	<b>Warranty</b>
CRS Roofing	\$66,170.00	40 years
Titan Restoration	\$138,883.00	40 years

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S&K Roofing	\$47,990.00	35 years
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**MOTION:** (Phil Suter/Shirley Fair) Accept the proposal from S & K Roofing for replacement of the metal roof of the pool house with a new metal roof for \$47,990.00 to be paid for from Reserves.

**Vote:** Motion Passed - 4 ayes/0 nays/0 abstentions

#### **E. HOMEOWNERS FORUM**

1. Harry Matchett, 13220 Lake Geneva Way, stated that the house at 19005 Mediterranean Way has a gutter down on the back of the house and the wood behind it has become rotten and squirrels are entering the area. The damage occurred during a snowstorm in 2009. Mr. Matchett has been in contact with Management concerning these issues.

It was also noted that the homeowner does not clean up dog feces in the backyard and this attracts rats. Management stated that the landscape company will not mow the yard if there are too many feces.

The Board agreed to send the homeowner a second (2<sup>nd</sup>) violation letter and start fining the homeowner \$25.00 a day for the following thirty (30) days, unless the violation is corrected. Management will place the matter on the agenda for next month and the Board will discuss at that time whether to call the homeowner in for a Hearing.

Management stated that homeowners could also contact County Code Enforcement concerning this matter.

2. Nicolm Mahabir noted that the trash can at 13110 Lake Geneva Way is still being left on the street and has not been removed. The Board stated that the action that was approved last month to remove the trash can should go forward.

3. Shirley Fair noted that the house at 13523 Niagara Falls Court is badly in need of landscaping. It is a vacant property and the front yard is overgrown. Phil Suter and Shirley Fair will look at the property tomorrow and will determine what actions need to be taken by the landscape company as were approved by the Board for vacant properties.

#### **F. MANAGEMENT REPORT (contd.)**

##### 5. Field Violation Notices

The review of the customized field violation notice form was tabled until the next Board meeting.

##### 6. Pole Light Repair

Montgomery Lighting submitted a proposal to repair a damaged pole light near

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the pool.

**MOTION:** (Phil Suter/Nicolm Mahabir) Accept the proposal from Montgomery Lighting to replace the pole light behind the pool for an approximate cost of \$3,200.00.

**Vote:** Motion Passed - 4 ayes/0 nays/0 abstentions

7. Snow Removal Proposals

Management provided the Board with proposals for snow removal for the 2011/2012 winter season from O'Leary Asphalt and D&A Dunlevy. As of the time of the Board meeting, Management has not received a proposal from McFall & Berry. The Board discussed the snow removal performance of D&A Dunlevy last winter. The Board agreed that Dunlevy did a good job of snow removal; the only problem was that too much of the snow was dumped on homeowner's property. This coming winter, Management will provide Dunlevy with a map of the community that will show the areas where snow can be dumped.

**MOTION:** (Nicolm Mahabir/Phil Suter) Award the snow removal contract for the 2011/2012 winter season to D&A Dunlevy.

**Vote:** Motion Passed - 4 ayes/0 nays/0 abstentions

8. Write Off of Bad Debt

Management's account office requested that the Board of Directors authorize a write off of bad debt for 13383 Rushing Water Way and 18815 Sparkling Water Drive, Unit B as both of these properties were foreclosed by the mortgage companies and transferred to new homeowners. All monies due from the mortgage companies and the new homeowners have been paid in full.

**MOTION:** (Phil Suter/Nicolm Mahabir) Write off as bad debt the amount of \$1,937.50 for 13383 Rushing Water Way and \$893.93 for 18815 Sparkling Water Drive, Unit B.

**Vote:** Motion Passed - 4 ayes/0 nay/0 abstentions

9. Request for Waiver of Late Fee from 18711 Sparkling Water Drive, Unit N

The co-owner of 18711 Sparkling Water Drive, Unit N is prepared to pay the entire outstanding balance on the account immediately, but is requesting that all late fees be waived.

**MOTION:** (Phil Suter/Shirley Fair) Waive the late fees totaling \$160.00 for 18711 Sparkling Water Drive, Unit N.

**Vote:** Motion Passed - 4 ayes/0 nays/0 abstentions

10. Collections Matters

Management provided the Board with a list of properties in the community concerning their collection status. The Board requested that these collection matters be tabled until next month when the whole Board is present and invite legal counsel to

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attend the next Board meeting to discuss these collection matters.

**G. UNFINISHED BUSINESS**

1. The Fountain Hills Community Annual Picnic will be held on September 24<sup>th</sup>

from 12:00 noon until 4:00 p.m. in front of the pool. Those attending will be asked to bring a dessert or dish to share.

## **H. NEW BUSINESS**

### 1. Appreciation Dinner

It was mentioned that as the election of a new Board of Directors will be held in November that the appreciation dinner for current Board members, committee members, volunteers and Management should be held in October. Management will send an email to the Board requesting possible dates and suggested venues so the reservation can be made.

### 2. Pool Matters

Frank Walsh noted that the times for operating hours posted at the pool were different than what was in the RSV Pool contract. Mr. Walsh inquired if this created a difference in the amount of money owed RSV Pools. Management will check on this matter and the Board requested that the times of the pool hours coordinate between the pool contract and actual hours for next year.

Nicolm Mahabir mentioned that several of the life guards working at the pool this past summer had very little skill in speaking English, which made communication difficult.

## **I. ADJOURNMENT**

**MOTION:** (Nicolm Mahabir/Phil Suter) Adjourn the Board of Directors Meeting at 9:10 p.m.

**Vote:** Motion Passed - 4 ayes/0 nays/0 abstentions