

Corrected as edited and approved on November 1, 2012

**Fountain Hills Community Association
Board of Directors Meeting
September 6, 2012**

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the UpCounty Center on Thursday, September 6, 2012 at 7:30 p.m.

Board Members Present:

Phil Suter, President
Nicolm Mahabir, Vice President
Danial Magid, Treasurer
Sue Adamkiewicz, Director
Tom Brennan, Director
Siu Poon, Director

Also Present:

Stephon Collins, Community Manager
Craig Wilson, Vanguard Management
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Frank Walsh, Secretary

Contractor Representative Present:

Mike Holt, RSV Pools

Homeowners Present:

Denise Herbert, 13300 Rising Sun Lane
Margie Powell, 18747 Harmony Woods Lane
Harry Matchett, 13220 Lake Geneva Way
Vernard McBeth, 13108 Lake Geneva Way
Andre Ray, 13104 Lake Geneva Way

A. CALL TO ORDER

The September Board of Directors Meeting was called to order by Phil Suter at 7:30 p.m.

B. MINUTES

1. August 2, 2012 Board of Directors Meeting Minutes

MOTION: (Phil Suter/Siu Poon) Approve the August 2, 2012 Board of Directors Meeting Minutes as edited.

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Vote: Motion Passed - Unanimous

C. DIRECTORS AND OFFICERS REPORTS

1. Resident Comments

Phil Suter reported on resident comments received through the Board of Directors email account. The homeowner of 13320 Rising Sun Lane requested that bushes behind the property be trimmed as they are overhanging the deck.

A complaint was received concerning the grass turning white. Management stated that this is due to the treatment of the crab grass in the community. It was noted that there is still a considerable amount of crab grass in the community. Management stated that the crab grass had gotten out of control since it was not treated for the past two (2) years. The crab grass can be treated again, but the areas cannot be reseeded until thirty (30) to forty-five (45) days after treatment.

2. Fall Trimming of Trees

The Board requested that Management solicit a bid from Lee's Tree Service for trimming of trees in the community for the October Board Meeting.

3. Status of CCOC Cases

Management stated that one (1) case filed against the Association was thrown out as it was not a valid complaint. A second CCOC complaint filed against the Association is pending.

The two (2) CCOC cases filed by the Association for 13523 Hamlet Square and 13510 Rising Sun Lane are moving forward.

D. COMMITTEE REPORTS

1. Social Committee

Siu Poon reported that the plans for the picnic are going well. The next meeting of the Social Committee will be on September 13th.

2. Pool Committee

Phil Suter reported that August was a quiet month at the pool. Over the entire season, there were a small handful of incidents that were handled quickly. The biggest complaints concerning the pool season involve the communication with RSV Pools at the beginning of the season and the preparation of the pool.

Mike Holt, RSV Pools, stated that the pool season went well. Mr. Holt and Management have inspected the facility and the pools look good. The pumps and the pool lights have been turned off. Winterization of the pool should be completed in the next couple of weeks. Mr. Holt mentioned that there is rust to the bolts on the diving board and this will need to be addressed. Mr. Holt mentioned the possibility of holding special community activities at the pool next summer and noted there had been a request to start a swim team.

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Mr. Holt stated that RSV Pools will honor the price of the pool contract from 2012 for the 2013 season.

Management stated that fifteen (15) chairs need re-strapping.

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E. HOMEOWNERS OPEN FORUM

1. Margie Powell, 18747 Harmony Woods Lane, inquired if any decision had been made concerning the dead tree behind her property. She stated that no one had been in touch with her concerning this tree. It was stated that the tree is a community tree and will be removed in the fall tree removal.

2. Denise Herbert, 13300 Rising Sun Lane, inquired when the assigned parking spots would be put back in on Rising Sun Lane following the seal coating. Management will check on this matter. Ms. Herbert also inquired who was responsible for cutting the grass behind her townhome, as she has been doing it herself all summer. The Board responded that ValleyCrest should be cutting the grass.

3. Andre Ray, 13104 Lake Geneva Way, stated that there are two (2) external lights out on Lake Geneva Way and tree limbs are blocking it.

4. Vernard McBeth, 13108 Lake Geneva Way, noticed a mark on the ground and inquired if a "Stop" sign was to be placed on Mediterranean Way. The Board responded that the community had been marked where "Stop" signs were to be installed throughout the community. Mr. McBeth also noted that the seal coating was not well. Management stated that the contractor is to come back and touch up areas. Management will check when this is to be completed.

F. MANAGEMENT REPORT

1. Appointment to Enforcement Committee

The Board received correspondence from Samuel Harris, 18819 Lake Placid Lane, stating his willingness to be a member of the Enforcement Committee.

MOTION: (Phil Suter/Tom Brennan) Appoint Samuel Harris, 18819 Lake Placid Lane, to the Enforcement Committee.

Vote: Motion Passed - Unanimous

2. Pit Bull Legislation Update

Craig Wilson, Vanguard Management, updated the Board on the status of the pit

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bull legislation. Management's recommendation is that the Association first get a written opinion from legal counsel on how to handle this situation before the Board takes any action. The Board discussed notifying homeowners of the possible pit bull legislation, and letting them know they can contact their local legislature concerning this matter.

3. Vehicle Towing Policy

The Board discussed the conflicting statements about lettering on commercial vehicles between the new parking resolution and the Declarations of the Association. The Board agreed that vehicles with any commercial lettering cannot be parked in the Community as stated in the Declarations of the Association.

MOTION: (Phil Suter/Nicolm Mahabir) Approve the policy resolution for vehicle parking as amended.

Vote: Motion Passed - 5 ayes/1 nay (Magid)/0 abstentions

4. ValleyCrest Proposal for Entrance Enhancements

ValleyCrest submitted proposals for entrance enhancements which involves removing some of the Liriope and adding additional plantings totaling \$9,577.06. The Board discussed whether to approve the proposals from ValleyCrest or to offer the contract to another landscaper. The Board agreed to have Management move forward finding another contractor to do the entrance enhancements upon the approval of the subcommittee: Phil Suter, Siu Poon and Frank Walsh.

MOTION: (Tom Brennan/Phil Suter) Appoint the sub-committee to approve and execute a landscaping deal with another landscaper for entrance enhancements submitted in the proposals by ValleyCrest not to exceed \$12,000.00.

Vote: Motion Passed - Unanimous

5. Request for Payment Plan

Management received a request from the homeowner of 15701 Harmony Woods Lane for a payment plan of \$100.00 a month (\$71.60 for the monthly assessment and \$21.40 toward the arrears).

MOTION: (Tom Brennan/Siu Poon) Counter the proposal for the payment plan of 18751 Harmony Wood Lane for \$150.00 a month to include the monthly assessment of \$78.60

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and \$71.40 to the arrearage. If a payment is missed, the payment plan is defaulted and the account will be sent to collections.

Vote: Motion Passed - Unanimous

6. Reimbursement Request for Towing from 13506 Hamlet Square Court

Management received correspondence from the homeowner of 13506 Hamlet Square Court requesting reimbursement for towing as a result of the seal coating project. The homeowner parked his vehicle in the Condominium parking lot and was subsequently towed.

MOTION: (Tom Brennan/Phil Suter) Deny the reimbursement of the towing charge for 13506 Hamlet Square Court of \$168.00.

Vote: Motion Passed - Unanimous

7. Correspondence from 13422 Rising Sun Lane

Management received correspondence from the homeowner at 13422 Rising Sun Lane stating that his vehicle had been towed during the seal coating project. The Board took no action on this matter as there was no specific request for action.

8. Reimbursement Request from 13530 Hamlet Square Court

Management received correspondence from the homeowner of 13530 Hamlet Square Court requested reimbursement for a towing charge as a result of the seal coating project. The homeowner parked the vehicle in the Condominium parking and was subsequently towed.

MOTION: (Tom Brennan/Siu Poon) Deny the request from 13530 Hamlet Square Court for reimbursement of the towing charge of \$168.00.

Vote: Motion Passed - Unanimous

9. Reimbursement Request for Towing from 13300 Rising Sun Lane

Management received a request from the homeowner of 13300 Rising Sun Lane for reimbursement of the vehicle being towed during the seal coating process.

MOTION: (Tom Brennan/Phil Suter) Deny the request for reimbursement of the towing charge of \$168.00 for 13300 Rising Sun Lane.

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Vote: Motion Passed - Unanimous

10. Reimbursement Request for Towing from 13300 Champions Way

Management received a request from the homeowner of 13300 Champions Way for towing of the homeowner's commercial vehicle. Management stated that the vehicle was parked in a fire lane which is an immediate tow.

MOTION: (Tom Brennan/Phil Suter) Deny the request from 13300 Champions Way for reimbursement of the towing fee of \$168.00.

Vote: Motion Passed - Unanimous

G. UNFINISHED BUSINESS

1. Adopt-A-Highway Program

The Board requested that Management check with the Adopt-a-Highway Program for Fountain Hills Community Association to adopt a road.

2. Tree-Mendous Program

The Board requested that Management have the landscaper who does the entrance enhancements look into purchasing trees from the Tree-Mendous program for the community.

H. NEW BUSINESS

1. Project File

It was suggested that a file be started to list projects that need to be considered by the next Board, so they are not lost in the transition. Board members should send their list of issues to Phil Suter and Management.

2. Meeting Minutes

The Board discussed how much detail should be placed in the Board of Directors Meeting Minutes.

3. Appreciation Dinner for Board Members

It was suggested that the appreciation dinner for Board Members be held in

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October. Board members should email Phil Suter dates they would be available

I. ADJOURNMENT

MOTION: (Phil Suter/Tom Brennan) Adjourn the Board of Directors Meeting at 9:30
p.m.

Vote: Motion Passed - Unanimous