

Corrected as approved on June 1, 2017

**Fountain Hills Community Association
Board of Directors Meeting
April 6, 2017**

The Board of Directors of Fountain Hills Community Association held a Board of Directors at the Germantown Regional Services Center on Thursday, April 6, 2017 at 7:30 p.m.

Board Members Present:

Harry Matchett, President
Sherry Lee, Vice President
Hari Donthi, Treasurer
Frank Walsh, Secretary
Robert Love, Director
JoAnn Windsor, Director

Also Present:

Julie Hoffman, Community Manager
Ruth Ann Allen, Recording Secretary

A. CALL TO ORDER

The April Board of Directors Meeting was called to order by Harry Matchett at 7:30 p.m.

B. HOMEOWNER OPEN FORUM

1. Cheryl Lohman thanked the Board for their help over the last few weeks. Ms. Lohman noted that she wants to move her mail box from one side of the driveway to the other side, as residents put their trash cans by the current location of the mailbox and the mail cannot always be delivered.
2. Julius Patterson noted his concerns regarding trash and debris in the drainage pond area on Porterfield Way behind his home. Management noted that the landscape company has just started mowing and should be picking up trash before they mow. It was noted that trash in the community is not unique to that area.
3. Hari Donthi noted that the tot lots in the community are in need of mulch. Mr. Donthi also noted that there are many potholes in the roads.
Mr. Donthi suggested that the Board discuss protocols for talking at Board meetings so everyone has a chance to comment.
4. Frank Walsh noted that the two (2) lights on the front of the pool building that were recently replaced are on continuously. Management will check on this matter.

C. MINUTES

1. February 2, 2017 Board of Directors Meeting Minutes
MOTION: (Harry Matchett/Sherry Lee) Approve the February 2, 2017 as submitted by the Recording Secretary.

Frank Walsh noted that he provided Board members with his corrections to the February Board Meeting Minutes at the March Board Meeting and tonight for the Board's review.

Vote: Motion Failed – 1 aye (Matchett), 4 nays, 1 abstention (Lee)

MOTION: ((Hari Donthi/Robert Love) Approve the February 2, 2017 Board of Directors Meeting Minutes with changes by Frank Walsh.

Vote: Motion Passed - 4 aye/1 nay (Matchett)1 abstention (Lee)

2. March 2, 2017 Board of Directors Meeting Minutes

MOTION: (Harry Matchett/Sherry Lee) Approve the March 2, 2017 Board of Directors Meeting Minutes with Frank Walsh's edits.

Vote: Motion Passed – Unanimous

D. MANAGEMENT REPORT

1. FY2018 Draft Budget

Management provided the Board with the FY2018 draft budget for review and comment. The draft budget has a two percent (2%) increase. Management and the Board discussed changes to the draft budget; correcting the assessment amounts, adding reserve interest, and making other minor changes.

Management noted that there will be no increase in Management fees for FY2018.

It was noted that the last payback to the Reserve Fund was November 2015, even though this payback was included in last year's budget. The Board requested that Management check the minutes to see if there had been any mention of repaying the reserves.

It was noted that grounds maintenance of the storm water facilities is now included in the landscape contract.

It was noted that it looks like snow removal expenses exceeded the budgeted amount in FY2017. Management noted that the amount due for snow removal has not been taken out for the townhomes and this will place the snow removal under budget.

MOTION: (Harry Matchett/Robert Love) Accept the FY2018 draft budget prepared by Management with a two percent (2%) increase and authorize Management to distribute the draft budget to homeowners; subject to changes after comment from homeowners and final approval by the Board.

Vote: Motion passed – 5 ayes/1 nays (Walsh)/0 abstentions

2. Snow Removal on County Streets

Management received correspondence from a resident that the snow removal on Fountain Hills Drive and Porterfield Way were plowed by the Association in prior years. Management noted that these are County streets and that the HOA requested that the County plow these streets this past winter. The Board requested that Management send an email informing the resident that the Board will take no further action on this matter.

3. Damaged Fire Lane Signs

It was noted that there are three (3) damaged Fire Lane Signs; one each on Village Fountain Drive, Champions Way and Tivoli Fountain Court. These signs were installed before the Association had a contract with G&G Towing, and G&G will only repair/replace signs at no charge that they installed. G&G submitted a proposal for re-installation of the three (3) signs for a total of \$290.00. The Board requested that Sherry Lee talk with G&G and state that if G&G wants to be able to tow from these areas that they can re-install these signs at no cost.

4. Rushing Water Way Maintenance

Management received correspondence from residents on Rushing Water Way that the area has become a dump-site for trash. The Board requested that Management contact Chambers Management, the other Management company for homes in this area about this situation. Another option the Board discussed was charging a supplemental fee, a special assessment, or fine for clearing up the trash in this area.

E. OLD BUSINESS

1. Tree Vouchers

Management noted that the Association has six (6) vouchers for replanting of trees by the County. Management was not sure of the expiration date, but did not think it was soon.

2. Late Notice Letter

The Board requested that Management send a copy of the late notice letter to all Board members for their review.

F. EXECUTIVE SESSION

MOTION: (Harry Matchett/Sherry Lee) Move into Executive Session at 9:10 p.m.

Vote: Motion passed – 5 ayes/1 nay (Love)/0 abstentions

G. RESULTS OF THE EXECUTIVE SESSION

The Board took action on a payment plan and a request for a waiver of late fees.

H. ADJOURNMENT

MOTION: (Harry Matchett/Sherry Lee) Adjourn the Executive Session and Closed Meeting at 9:30 p.m.

Vote: Motion Passed – 5 ayes/1 nay (Walsh)/0 abstentions