

Approved as corrected February 1, 2018

Fountain Hills Community Association
Board of Directors Meeting
January 4, 2018

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Government Center on Thursday, January 4, 2018 at 7:30 p.m.

Board Members Present:

Harry Matchett, President
Sherry Lee, Vice President
JoAnn Windsor, Treasurer
Frank Walsh, Secretary
Nikole Aguilera, Member at Large
Chris Summers, Member at Large

Also Present:

Julie Hoffmann, Community Manager
Ruth Ann Allen, Recording Secretary

Homeowners Present:

Robert Love, 18723 Autumn Mist Drive
David Mcwhinney, 13306 Rising Sun Lane
Hussain Jabalpurwala, 13407 Rising Sun Lane

A. CALL TO ORDER

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

B. HOMEOWNER FORUM

1. Robert Love inquired about the paving of the parking lots as the previous proposals were expensive. Harry Matchett noted that the previous proposals were for milling down to 8 inches and repaving, but the only work currently needed is repair and sealcoating.
2. David Mcwhinney inquired about the lack of snow removal which is a safety issue. Mr. Mcwhinney noted that the condominiums were cleared better than the HOA. Mr. Matchett noted that the roads in the HOA were treated, but the sidewalks adjacent to homes are to be cleared by residents. It was noted that the Condominium and the HOA have different snow removal contractors. The Board will be looking at snow removal proposals for 2018 later in the Board meeting.
Mr. Mcwhinney noted that residents on both Lake Mary Celeste Lane and Rising Sun Lane are still using trash bags.
3. Hussain Jabalpurwala noted that there have been no snow clearing services in the community. It was noted that the roads were treated today in the HOA, but due to the cold the chemicals may not work well. Mr. Matchett also noted that, due to a legal issue that needed to be handled at the December Board Meeting, a snow removal contract did not get approved at that time, but the Board will be reviewing proposals tonight.
Mr. Jabalpurwala noted that he has been towed two times (2x) for parking in a fire lane, however, other residents parking in the fire lane are not towed. Sherry Lee noted that the homeowner should call the Montgomery County Police, so they can ticket any vehicle parked in a fire lane.

C. MINUTES

1. December 7, 2017 Board of Directors Meeting Minutes

MOTION: (Harry Matchett/Sherry Lee) Approve the December 7, 2017 Board of Directors Meeting Minutes as amended by JoAnn Windsor, Frank Walsh, and Harry Matchett.

Vote: Motion Passed – Unanimous

D. OFFICER’S REPORTS

1. President

Harry Matchett noted that he contacted several snow removal contractors regarding snow removal in the HOA in the period between approved contracts. Brightview was willing to come to the community at Mr. Matchett’s request for the latest snow storm, at a cost of approximately \$1,600.00.

Mr. Matchett had several questions for Management regarding accounts listed on the November Income/Expense Statement for FHCA. Mr. Matchett inquired why the account 04051, Reserve Interest Income for July through November 2017, is \$8,701.56 when the year to date budget amount is \$2,089.15 and the fiscal year July 2017 through June 2018 budget amount is \$5,014.00. Mr. Matchett also inquired why the accounts for 04090, legal fee income, and 06071, legal dues collection, are still being utilized, as they were to be eliminated in the fiscal year 2018 budget and do not reflect the Association’s long-standing accounting policy. Mr. Matchett inquired as to what is recorded in account 04069, prior year adj. misc. income, and why is the account being utilized as it is not a budgeted line item. Management noted that Accounting may be required to put these items in the financial statements. Management will check with Accounting to see if these line items can be eliminated. Mr. Matchett offered to talk to Accounting to try to resolve this issue.

2. JoAnn Windsor inquired about a newly planted tree that has been replaced twice. She wanted to know who arranged for it and if there was a charge to the HOA. Management noted that it was not planted by the HOA. It was suggested that the County may have planted it.

E. COMMITTEE REPORTS

1. Architectural Review Committee (ARC)

The ARC provided the Board with the report from the December 20, 2017 meeting.

Applicant	Address	Change Requested	Disposition and Date	Comments
Ye	13504 Rising Sun Lane	Replacement Windows	12/20/2017	Approved

F. UNFINISHED BUSINESS

1. Tot Lot Ground Cover

Harry Matchett reported that he and JoAnn Windsor checked the measured depth of the wood chips in all the tot lots for the third time. The Tivoli Fountain Court tot lot and the Lake Geneva Way tot lot have the contracted, consistent depth of five (5) inches. The Little Star Lane tot lot was five (5) inches along the borders and four and a half (4 ½) inches towards the middle.

The Rushing Water Way tot lot averaged four (4) inches throughout. The Harmony Woods Lane tot lot was five inches along its path and now averages three to four (3-4) inches in the path and throughout the tot lot. It was discovered that the Autumn Mist Circle tot lot, previously measured five (5) inches throughout, now measures four (4) inches along the borders and varies between two to three (2-3) inches toward the middle areas. Management suggested that the woodchips had settled. Mr. Matchett noted that a compacted amount of wood chips should not change that much in depth. Management will check with the landscaper on this matter.

It was also noted that kids play soccer in the Lake Geneva tot lot which kicks out a lot of the wood chips and that this should be monitored.

Mr. Matchett also noted that there were bundles of tree limbs dumped by the slide on Rushing Water Way tot lot.

2. Snow Removal Proposals

Management provided the Board with chart comparing snow removal costs from five (5) contractors. One contractor notified the HOA that they could not provide snow removal services for FHCA this year and withdrew their proposal.

The Board discussed the various contractors and the costs for equipment and supplies. Mr. Matchett called Tim Bishop of Brightview during the meeting to ask if he could match the costs from the 2017 snow removal contractor. Mr. Bishop noted that he could bring down the cost of some items, but not all the items requested by Mr. Matchett.

MOTION: (Harry Matchett/JoAnn Windsor) Select Brightview as snow removal contractor for 2018, contingent on cost adjustments for equipment compared to the snow removal costs for 2017 that are out of line with other proposals received.

Vote: Motion Passed – 4 ayes/2 nays (Lee/Walsh)/0 abstentions

3. 2018 Landscape Maintenance Proposals

Management provided a comparison chart of contractor costs for landscape maintenance for FHCA. The Board discussed the contractors and the total cost comparisons. The Board discussed asking Brightview to provide landscape maintenance for FHCA at the cost provided by another contractor.

MOTION: (Harry Matchett/Sherry Lee) Ask Brightview to be the landscape maintenance contractor for FHCA, contingent on accepting the price bid of the landscape maintenance proposal in the 5th column of the bid matrix, provided by Management at the Board of Directors Meeting.

Vote: Motion Failed – 3 ayes/3nays (Lee, Walsh, Aguilera) 0 abstentions

The Board will revisit, review, and discuss the landscape maintenance proposals at the next Board meeting.

G. ADJOURNMENT

MOTION: (Harry Matchett/Sherry Lee) Adjourn the Board of Directors Meeting at 9:30 p.m.

Vote: Motion Passed – 5 ayes/0 nays/1 abstention (Walsh)