

Approved on April 5, 2018

Fountain Hills Community Association
Board of Directors Meeting
March 1, 2018

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Services Center on Thursday, March 1, 2018 at 7:30 p.m.

Board Members Present:

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

Also Present:

Julie Hoffmann, Community Manager
Ruth Ann Allen, Recording Secretary

Homeowners Present:

Robert Love, 18723 Autumn Mist Drive

Guest:

Kevin O'Leary, O'Leary Asphalt

A. CALL TO ORDER

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

B. HOMEOWNERS FORUM

1. Robert Love, 18723 Autumn Mist Drive, inquired about the status of the bad debt owed to FHCA. Mr. Love noted that some boards on the fence at the corner of Autumn Mist Drive and Great Seneca Highway are damaged. Mr. Love also noted that the cover of the Comcast or Verizon cable box has come completely off.
2. Chris Summers, Board Member, reported that in many areas between the curb and the sidewalk around the single-family homes are muddy and inquired who was responsible for the maintenance of those areas. Mr. Summers also pointed out that sections of the common areas are also muddy.
3. JoAnn Windsor, Board Member, added that some single-family homeowners maintain the area between the curb and sidewalk, but many do not, and those areas do need improvement. Management will check with the County on who is responsible for the maintenance of these areas.

C. MEETING WITH O'LEARY ASPHALT

Kevin O'Leary, O'Leary Asphalt, was present to provide the Board with information regarding the condition of the asphalt of streets and parking areas in FHCA. Mr. O'Leary noted that there are many structural issues with the streets and parking areas that should be repaired before any

sealcoating is done. Mr. O'Leary pointed out that if the structural issues, such as potholes, depressions, incorrect grading, extensive cracking, etc., are not addressed and corrected prior to sealcoating, that the Association will be wasting money.

It was noted that someone put down concrete sand which has destroyed the sealcoat in a couple of areas of roads. Also, places where the wheel ruts have formed in the parking lots should have a concrete base installed under the asphalt to keep the ruts from reoccurring again. Management inquired if there were areas that could just be seal coated. Mr. O'Leary explained that there are, but it would last only a short time because the sealant for sealcoating that is allowed by the County does not last as long as the sealcoat previously available, which contained coal tar.

Mr. O'Leary noted that in several areas the asphalt is not even with the curb cut and that this prevents proper water drainage.

It was also noted that the striping of parking spaces does not hold up well. Mr. O'Leary noted that the first coat of paint after sealcoating doesn't last long, but the second coat should last much longer.

It was noted that the cost of the asphalt project provided by O'Leary Asphalt would be a long-term project, and the work would be done neighborhood by neighborhood.

Robert Love inquired about only milling two (2) inches down or using a slurry seal. Mr. Matchett asked Mr. Love if he would be willing to explore other options or ideas for repair of the asphalt in the community. Mr. Love agreed.

Mr. O'Leary noted that driving a loaded truck on the streets in FHCA will help judge the flexing of the roads, and he would be willing to do this in FHCA. Chris Summers also requested that Mr. O'Leary update the pricing for the project. It was suggested that the emergency pothole repairs and the base patching be done this year, while the paving could be deferred until next year. Mr. O'Leary will also provide an updated proposal for patching and costs.

D. MINUTES

1. February 1, 2018 Board of Directors Meeting Minutes

MOTION: (Harry Matchett/Sherry Lee) Approve the February 1, 2018 Board of Directors Meeting Minutes of February 1, 2018 with the inclusion of edits provided by Harry Matchett.

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

E. PRESIDENT'S REPORT

Harry Matchett reported that comments have been received from residents on the exposed cables and the muddy patches in the community. Management will contact Verizon and Comcast requesting they check all their cable boxes; Management will also contact Brightview regarding the muddy patches.

Mr. Matchett stated that the Board spends too much time editing the previous Board Meeting Minutes. He asked the Recording Secretary how early the draft minutes could be available for circulation among the Board Members. The Recording Secretary agreed to provide the Board of Directors Meeting Minutes within two (2) weeks following the Board Meeting.

Mr. Matchett stated that he had requested that Management provide him a draft agenda on each Friday preceding a Board Meeting in response to complaints of the meeting agenda not being

timely posted on the website and this did not happen. Going forward, it was agreed that the draft agenda will be delivered on the Friday prior to the Board Meeting.

Mr. Matchett inquired about the \$331.50 cost of color copies in the October Financial statement. He noted the \$331.40 cost equate to 1,105 color copies in a single month. Management will provide a clarification of the cost.

Mr. Matchett requested that Management review the Reserve Interest reported in the financial statements as all of the reserve interest income has been reported in the general fund, whereas it should have been allocated to each of the general, townhome and village reserve interest income accounts in accordance with their proportionate share of total reserve funds.

Mr. Matchett noted that he had received correspondence from FHCA Webmaster Rick Morris, with a recommendation that the website be moved to WordPress. This change will make the website mobile friendly, secure, provide document history, and technical support.

Chris Summers inquired about the archiving of documents on the website.

Mr. Matchett noted that the draft audit was received on February 28, 2018 for the Board's review and that the Supplemental information was not provided in the audit. The Board will review the draft audit for the April Board meeting. The Board did not plan to discuss or approve the draft audit at the March Board Meeting.

F. COMMITTEE REPORTS

There were no committee reports.

G. UNFINISHED BUSINESS

1. 2019 Draft Budget

Management provided the Board with a proposed draft budget for FY2019. Mr. Matchett pointed out the draft budget includes the reserve fund payback in the general, townhome and village draft budgets; however, the reserve fund payback will be repaid in full as of the current fiscal year ending June 20, 2018 and discussed several other changes to the draft budget with Management.

Frank Walsh noted that the reserve interest should not be subtracted from the reserve contribution per the auditor's recommendation. Mr. Walsh also pointed out that the cost of trash removal is not to be paid by the Condominium as they hire their own trash contractor and suggested that this line item be moved from the General budget to the Single Family and Townhome budgets for simplification. Management will review the covenants on this matter.

MOTION: (Harry Matchett/Sherry Lee) Distribute the FY2019 draft budget as provided by Management to homeowners as modified at the Board meeting.

Vote: Motion Passed – Unanimous

Harry Matchett suggested that an access code to view the draft budget online should be provided on the postcard to homeowners. Management said they would include a four (4) digit access code on the postcard to homeowners.

2. Pool Mailing

Management provided the Board with the draft copies of the pool 2018 pool season letter, the pool rules, and the pool pass application. Management also provided a draft postcard that will be sent to homeowners noting that the draft budget and pool information are being posted

on the website. Harry Matchett requested that Management add a 4-digit access code to the postcard that can be used to view the draft budget on-line.

3. Pool Management Proposals

Management provided the Board with proposals for pool management for 2018 from RSV Pools, High Sierra Pools and Continental Pools.

MOTION: (Harry Matchett/Sherry Lee) Accept the 2018 Pool Management proposal from RSV Pools.

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

The contract price was intentionally left out of the motion.

4. Fountain Maintenance

Management provided the Board with proposals from RSV Pools, High Sierra Pools, and Continental Pools for fountain maintenance for 2018.

MOTION: (Harry Matchett/Sherry Lee) Accept the RSV Pools proposals for fountain Maintenance for 2018.

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

Board Member Chris Summers inquired about repairs/replacements to the fountains and why it was not on the current meeting agenda. Chris Summers stated that the repairs to the fountains have been deferred too many times and that the issue needs to be addressed.

5. Pool Pressure Testing

On February 5, 2018, Management sent an email to the Board stating they believe there is a leak in one or more of the pool lines from the main pool. Management provided the Board with a proposal from RSV Pools, High Sierra Pools, and Continental Pools for pressure testing of all three (3) pools. The proposal from RSV Pools includes draining the pools, where the other two (2) proposals do not. It was noted that water is draining in an area that water should not be draining from. Sherry Lee observed water swirling around one (1) of the main pool drains similar to a bath tub draining which would indicate a leak in the main pool. Mr. Matchett suggested as a first step in the process of evaluating the potential leak to contact WSSC to verify that there is not a supply side leak as opposed to the main pool leaking. The Association would not incur any charges for the verification by WSSC. Mr. Matchett also requested that Management provide diagrams for the supply lines for the pool.

H. ADJOURNMENT

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

Vote: 4 ayes/1 nay (Summers)/1 abstention (Walsh)