

Approved on December 6, 2018

**Fountain Hills Community Association
Board of Directors Meeting
September 6, 2018**

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the Upcounty Regional Services Center on Thursday, September 6, 2018 at 7:30 p.m.

Board Members Present:

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

Also Present:

Jose Ponton, Community Manager
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Chris Summers, Director

Homeowners Present:

Robert Love, 18723 Autumn Mist Drive
Steven Muse, 18804 Porterfield Way
Jeff Witorsch, 13414 Rising Sun Lane
Chantel Promas, 18817 Lake Placid Drive

Guest:

Vlade Jankovic, RSV Pools

A. CALL TO ORDER

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

B. RSV POOLS

Vlade Jankovic, RSV Pools was present to update the Board on the 2018 pool season. Mr. Jankovic stated that the pool season went pretty well overall with only a few small bumps.

The pool had full staff for the summer with the same manager for most of the summer. The Board noted that they really like the lifeguards that were at the pool this year and thought Jimmy did a great job as Manager. The Board noted that Jimmy, Avi, or Chris would be great managers for next year. The Board noted that the pool and pool house stayed clean and the lifeguards handled situations well.

RSV Pools has supplied the Board with suggestions for repairs. The Board requested that RSV update proposals for work on the pools and resend them for the Board's consideration. The proposals for the white coating of the pool can be signed by the Board this Fall, so the project can be done in early spring.

Mr. Jankovic noted that the pumps will be turned off on September 7th. They are kept running after the pool is closed to burn off the chlorine. The water will be shut off and the water blown out of the pipes for winterization.

Mr. Jankovic noted that the chairs and tables were not thoroughly cleaned before being stored. The Board requested that RSV provide a proposal for chemical cleaning of furniture to be done in the spring.

It was noted that there wasn't always a guard at the front desk, there was occasional loud music, and guards sometimes let patrons walk through the desk area to the pool instead of walking through the shower rooms. It was also noted that the lifeguards did a great job cleaning up the pool after the vandalism. Frank Walsh asked if the lifeguard who made the prank call to the pool house that resulted in the Police being called faced any disciplinary actions from RSV Pools, The answer was "no".

Frank Walsh noted that the hose to one of the fountains was left on and did overflow onto the condominium.

C. HOMEOWNER FORUM

1. Robert Love, 18723 Autumn Mist Drive, brought several items to the Board's attention.

Specifically, he asked:

- a. Why the following work has not been done: Cleaning the entrance signs, fixing fences and mailboxes, and the repairs to the community from the accidents?
- b. How many people use the pool, as it doesn't seem anyone is at the pool in the evenings?

He also noted that he believes that:

- c. The pool equipment room looks like trash.
- d. The trees are overgrown
- e. Items for work need to be done faster and more productively

Mr. Love did note that it was great to have all the fountains working.

2. Chantel Promas, 18817 Lake Place Drive, noted that she agreed with the issues raised by Mr. Love.

Ms. Promas inquired who to contact for repairs to pavement that has sunken on the shared access road in front of her home. The Board noted that they thought this access road was owned by the homeowners in that area. Management will check on this matter.

Ms. Promas noted that the pool personnel did a good job; however, the pool will need maintenance before next year.

3. Steven Muse, 18804 Porterfield Way, noted that the revised website looks good, and thanked the Board for putting the agendas of the Board meeting on the website. He also noted that the final pool party was great

Mr. Muse noted that the landscaping in the community is terrible. The landscaper does not mulch the grass after moving and clumps of grass are left everywhere. The roadside trees need to be trimmed. Mr. Muse also noted that the Board should not give Management a discretionary spending limit.

Mr. Muse noted that residents in FHCA should be involved in the community.

4. Nikole Aguilera noted that two (2) trees on Rising Sun Lane are dead and need to come down. There is also a tree on Little Star Lane that should be removed, however, it may be on a homeowner's property.

5. JoAnn Windsor noted that the cable box on Great Seneca Highway between Clopper Road and Autumn Mist is open.
6. Frank Walsh heard that the pool party was great. However, it wasn't made clear that the pool was closing early that day. Harry Matchett did note that no one came to the pool after the party was over.

D. MINUTES

1. August 2, 2018 Board of Directors Meeting Minutes

MOTION: ((Harry Matchett/Sherry Lee) Approve the August 2, 2018 Board of Directors Meeting Minutes incorporating a correction from Nikole Aguilera, and edits from Frank Walsh and Harry Matchett.

Vote: Motion Passed – 4 ayes/1 Nay (Walsh)/0 abstentions

E. OFFICER REPORTS

1. President's Report

Harry Matchett provided the Board with the final pool inspection report.

Mr. Matchett noted that during the week of August 2, 2018, the beach pool pump stopped working. Mr. Matchett authorized RSV Pools to replace the pump at a cost not to exceed \$700.00.

Mr. Matchett noted that there are exposed Comcast and Verizon Cables on Mediterranean Drive. Management noted that these have been fixed.

Management noted that he has been able to build up contact information for services to FHCA that are not the HOA's responsibility; i.e. USPS for mailbox repairs and MC DOT for concrete repairs on County sidewalks.

Mr. Matchett reminded Management that the Comcast Service for the pool and the Easy Pool Service for pool passes should be discontinued as the pool is closed. The Annual Meeting will be held on November 1st. Management will prepare a packet of information for homeowners for the Board to review.

Mr. Matchett noted that the turf renovation by the pool that was damaged should be repaired. Mr. Matchett requested that Management check if the turf repairs were part of the insurance claim.

Management noted that the entrance sign on Great Seneca Highway and Fountain Club Drive will be installed.

Harry Matchett noted that the AR reports and the bank statement do not need to be included in the Management Report.

It was noted that there was another accident claim at Lake Geneva Way/Mediterranean Drive damage to the curb and parking sign.

F. DIRECTOR COMMENTS

1. Landscaping

JoAnn Windsor inquired about the new flowers planted at the entrance to Autumn Mist Drive. Management noted that the original plants in that area were drought resistant and did

not do well with all the rain the area has received, so the landscaper agreed to replace the flowers at no charge.

G. MANAGEMENT REPORT

1. Pool

Management suggested that the Board and Management meet with lifeguards before the pool season to set expectations.

a. Pool Pump Ratification

MOTION: (Harry Matchett/Sherry Lee) Ratify the authorization for RSV Pools to replace the beach pool pump up to \$700.00 and Management will determine if this is a reserve or operating expense.

Vote: Motion Passed – Unanimous

2. Website

Management received correspondence from Rick Morris, webmaster, informing the Board that since the Fountain Hills website has completely moved over to wordpress.com, gate.com will be issuing a refund check to the Association in the amount of \$172.76. Management noted that the check has been received.

H. UNFINISHED BUSINESS

1. Tree Work

The Board tabled any action on the tree work, asking Management to provide the Board with locations of trees that need work, so the Board can inspect them. Management will also provide the Board with several bids for tree work in the community.

2. Fence Repairs

Management noted that the cost to clean the fences was high because there is no water source in that area and water needs to be brought in. Harry Matchett noted that the fence is on the Reserve Study for replacement. Management will check on this matter.

3. Monument Repairs

It was noted that the logo on the monument signs will probably need repainting following the cleaning of the monuments.

4. 18919 Porterfield Way

Management noted that the homeowner's concern regarding water ponding near 18919 Porterfield Way is not the Association's responsibility. There are specific easements in place that designate maintenance to the County in this area.

I. ADJOURNMENT

MOTION: (Harry Matchett/Sherry Lee) Adjourn the Board of Directors Meeting at 9:29 p.m.

Vote: Motion Passed – 4 ayes/0 nays/1 abstention (Walsh)