

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.
c/o Vanguard Management Associates, Inc.
P.O. Box 39 Germantown MD 20875-0039
301-540-8600 Fax 301-540-3752

BOARD OF DIRECTORS MEETING

Thursday, June 3, 2004

MINUTES

The meeting was called to order at approximately 7:32 p.m.

Present were:

Tom McDowell Siu Poon Steve Kannry William Renner

Craig Wilson of Vanguard Management

Also present were homeowners Katie Calder of Scarlet Mist Way; Jason and Rebecca Perlman of 18805 Porterfield Way; Leslie Soto of Champions Way; and the owner of 13231 Lake Geneva Way

Homeowners Open Forum:

Homeowner Katie Calder of Scarlet Mist Way submitted an architectural request to build a screened porch as well as a garage in April 2004. To this point she had received no response from the committee and, upon contacting Vanguard Management, was advised to attend the June Board meeting in hopes of expediting the process. Craig Wilson reported that the porch had been approved by the ARC. The Board reviewed the additional application for the garage.

MOTION: By Bill Renner to approve the architectural request for the addition of a garage per the submitted plans (identical to Ryan garages). The motion was seconded by Siu Poon. Discussion was made concerning the specs and code requirements. Katie Calder stated that the alley is shared by five homes with hers' being at the end. The garage would be large enough for two cars and situated on the existing parking pad. The design would be per the Ryan Homes plan. The motion was called to question and passed without further discussion or opposition by all members present.

New homeowners Jason and Rebecca Perlman of 18805 Porterfield Way commented on the need to modify the current pool hours, mainly on the weekends, to open earlier. Mrs. Perlman also voiced a concern about a leak originating from the fountain in the kids' pool.

Homeowner Leslie Soto of Champions Way reported that there is a hole in the pavement on Village Fountain Drive. The hole is of significant size and is situated close to the curb. Ms. Soto is also a member of the pool committee.

The homeowner of 13231 Lake Geneva Way voiced concern of an issue with reserved parking. Recently a car was parked in his reserved space and, despite calls the police non-emergency and the HOA answering service, he was unable to get it removed. Craig Wilson reported that the resident should be receiving towing cards in the mail the will contain detailed instructions on how to have the car removed should this problem persist.

Meeting Minutes:

Regular Board Meeting of May 6, 2004

Request made by Tom McDowell to have June minutes completed by June 11

MOTION: By Steve Kannry to approve the minutes as revised. The motion was seconded by Bill Renner and was passed without discussion or opposition by the officers present.

Reports of Officers:

No reports were made

Report of Committees:

Fountain Hills Condominium: No report

Grounds/Landscaping No report.

ARC To be discussed under New Business.

Web Site No report.

Craig Wilson reported that the minutes for the May meeting had been posted to the site.

Pool Committee Leslie Soto reported that the committee is currently looking for new members.

Social Committee No report.

Craig Wilson reported that the meeting room at the pool is now finished and committee meetings may be held there.

Management Report:

Village Issues Concerns have been raised about parking in the Village directly related to visibility and corner parking. Fixing the problem would require the Association to work with the County Department of Public Works and Transportation to request parking control and "No Parking" areas. Craig Wilson advised caution in doing this due to the fact that DPW&T may take more space than the Association would be willing to give up. Mr. Wilson felt it may be best to leave as is for the time being or to survey the residents of this area. Tom McDowell stated that the board will monitor the situation before making a decision.

Also of concern was the issue of children riding motorized scooters in the area. This issue is better to be addressed by parents as well as the Association rather than the police.

Autumn Mist Circle Parking Per the request of two homeowners present at the May board meeting, a survey was mailed by Vanguard Management to all non-garage homes of Autumn Mist Circle concerning the parking issue. To date, no replies have been received.

Collection Correspondence The homeowner of 13110 Lake Geneva Way had previously been granted a payment plan of \$292.00/month to bring the account current through June 30, 2004. Payments have not been received since January. A request was made by the homeowner in March to bring the payments down to \$146/month as well as a waiver or reduction of legal fees. Bill Renner stated that at

\$146 it will take approximately three years to bring the account current. Tom McDowell advised that the board accept the request of \$146/month until the end of the calendar year at which time the amount will return to the original \$292/month as well as no reduction of legal fees.

MOTION: By Steve Kannry to approve the option stated by Tom McDowell. The motion was seconded by Siu Poon and passed without discussion or opposition by all members present.

Natural Area on Autumn Mist Drive A second email was received from the homeowner of 18621 Autumn Mist Drive expressing concerns over the condition of the natural areas near the home. Since the first email, additional trees have fallen due to a number of severe storms which have been cleaned up in the mowed areas but left in what is reserved as a “tree save” area. While the area appears alright at the moment, Craig Wilson stated that it may be unsightly come winter. Mr. Wilson also stated that it would cost approximately \$10,000 to \$15,000 to clean up the area. It is not necessary that the area be made into usable space. Tom McDowell requested that Vanguard Management price the cost of removing the larger trees that are down in the area.

FY 2005 Operating Budget

MOTION: By Tom McDowell to approve the FY 2005 Operating Budget as prepared by Management and published to homeowners. The motion was seconded by Siu Poon and passed without discussion or opposition by all members present.

Unfinished Business:

Community Room Craig Wilson reported that no response has been heard from Gavin Bowie.

Trash Corral Craig Wilson reported that the matter will be addressed in the Condominiums' Annual Meeting to be held later this month. ~~Tom Mc~~

Tom McDowell also commented on the need for the condominium association to pay outstanding dues to the amount of \$5,900. Craig Wilson stated that pool passes are currently being withheld pending payment.

New Business:

Pending Architectural Requests:

13385 Rushing Water Way (deck)
Approved with condition that deck be at least one foot (1') from the sides and five feet (5') from the rear property lines.

13242 Autumn Mist Circle (completion of fence with gate)
Approved with condition that homeowner submit site plan

13327 Tivoli Fountain Court (staining of deck and privacy fence)
Deferred pending receipt of original color swatches.

18740 Harmony Woods Way (deck)
Approved with condition that deck be at least one foot (1') from the sides and five feet (5') from the rear property lines.

190131 Noble Oak Drive (backyard fence)

Approved with condition that fence be at least four feet (4') from alley pavement.

19902 Noble Oak Drive (brick landing and walkway)
Approved

13390 Rushing Water Way (deck)
Approved with condition that deck be at least one foot (1') from the sides and five feet (5') from the rear property lines.

18835 Porterfield Way (deck)
Approved

13233 Lake Geneva Way (deck)
Approved with condition that deck be at least one foot (1') from the sides and five feet (5') from the rear property lines.

13423 Rising Sun (paver block patio between house and garage)
Approved

13343 Tivoli Fountain Court (deck)
Approved with condition that deck be at least one foot (1') from the sides and five feet (5') from the rear property lines.

19025 Noble Oak Drive (garage)
This application was disapproved on the basis that the drawing provided by the homeowner was too generic and did not include the necessary windows or outdoor lighting. A request for additional information to include details will be made

MOTION: By Siu Poon to adjourn. The motion was seconded by Steve Kannry and passed without opposition.

The meeting was adjourned at 9:15 p.m.

The next meeting will be on Thursday, July 2, 2004 at 7:30 p.m. at the Upcounty Government Services Center.

Respectfully submitted,

Lydia C.E. Schairer
Recording Secretary