

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 25, 2022  
GENERAL SESSION MINUTES**

<b>NOTICE</b>	Upon due notice given and received, the regular meeting of the Board of Directors of The Fairmont Hill Community Association was held on January 25, 2022, at 7:00 pm via conference call.
<b>PRESENT</b>	Sharlene Dunn, President Jonathan Kellogg, Vice President Derek Bounds, Secretary Shelley Fajardo, Treasurer Ken Carlfeldt, Member
<b>OTHERS PRESENT</b>	Ricardo Perea, Officer Lori Yarborough, CEO, StoneKastle Community Management, Inc. Nancy Blasco, StoneKastle Community Management, Inc. Pam Moore, Law Office of Pamela Abbott Moore
<b>ABSENT</b>	None
<b>CALL TO ORDER</b>	The meeting was called to order at 7:22 PM by Sharlene Dunn, Board President.
<b>EXECUTIVE DISCLOSURE</b>	Management disclosed an executive session was held on January 25, 2022 to discuss member discipline, collections, contracts and legal matters.
<b>OPEN FORUM</b>	There were several owners present during the homeowner's forum and the following topics were discussed: Board accountability, committees, mailbox replacement, landscaping, trees, playground and communication.
<b>CONSTANT CALENDAR</b>	<u>Minutes</u> A motion was made, seconded, and unanimously carried to approve the Regular Session minutes for December 8, 2021, as written.  <u>Financial Statements</u> A motion was made, seconded, and unanimously carried to accept the Financial Statements for the period ending December 31, 2021, subject to audit.
<b>PRESIDENTS' REPORT</b>	Sharlene Dunn reported a new law will be in effect in January 2023 where owners can specify how they would like to receive communications. If they do not specify, the default will be selected

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which is the U.S. Postal Service. Additionally, Sharlene introduced Jonathan Kellogg as the newest board member.

**TREASURERS'  
REPORT**

Shelley Fajardo provided a summary of the financials.

**ARCHITECTURAL**

**20279 Green Hill – Windows and Slider**

A motion was made, seconded, and unanimously carried to APPROVE the application as submitted.

**19866 White Springs – Windows Only**

A motion was made, seconded, and unanimously carried to APPROVE the application as submitted.

**20261 Fern Creek – AC**

A motion was made, seconded, and unanimously carried to DENY the application pending evaluation by PCW to confirm there will not be any damage to the building.

**6460 New Gate Way – Windows**

A motion was made, seconded, and unanimously carried to TABLE the application pending additional review of the selected windows and confirmation from the manufacturer they are like the windows on the approved list. The Board will notify management once confirmed.

**UNFINISHED  
BUSINESS**

**PCW Proposal #112231 – Ratify approval of roof repair at 20364 Ivy Hill**

A motion was made, seconded, and unanimously carried to ratify the APPROVAL of PCW Proposal #112231.

**Gutter Cleaning Proposals**

The Board reviewed three proposals for gutter cleaning. A motion was made, seconded, and unanimously carried to APPROVE the proposal from CPR Construction for \$15,665.00.

**PCW Change Orders**

2020 Clear River – Remove and Replace 2<sup>nd</sup> Story Fascia - \$536.00

20011 Clear River – Remove and Replace 2<sup>nd</sup> Story Fascia - \$1,072.00

A motion was made, seconded, and unanimously carried to APPROVE the above change orders submitted by PCW.

**NEW BUSINESS**

PCW – Dry Rot Repairs at 6566 Woodburn - \$935.00  
PCW – Dry Rot Repairs at 19982 Ridge Manor - \$1,585.00  
PCW – Building/Roof Repairs at 20076 Clear River - \$1,720.00  
PCW – Roof Repairs at 20370 Ivy Hill - \$1,720.00  
PCW – Exterior Termite Repairs at 20458 Elm Hill - \$520.00  
PCW – Exterior Termite Repairs at 19848 White Springs -  
\$4,485.00  
Douglas Landscape – Tree Removal (Flush Cut) – Ivy Hill/Fallen  
Oak (Large Canary Island Pine) - \$2,200.00  
Douglas Landscape – Additional Plants at 20479 Elm Hill - \$742.00  
PCW – Exterior/Roof Repairs at 20361 Fallen Oak - \$1,720.00

A motion was made, seconded, and unanimously carried to  
APPROVE the above the above new business proposals.

PCW – Garage Pedestrian Door – 6231 Green Tavern - \$1,790.00

A motion was made, seconded, and unanimously carried to DENY  
the proposal as the garage pedestrian is owner responsibility to  
maintain.

Homeowner Request - Mailbox Replacement on New Gate Way  
Management has been requested to ask Dick's Lock and Safe to  
repair and begin obtaining bids for new mailboxes.

**ADJOURN**

There being no further business to come before the Board of  
Directors at this time, the meeting was adjourned at 9:48 PM.

**SECRETARY'S CERTIFICATE**

I, \_\_\_\_\_, duly Appointed and Acting  
Secretary of the Fairmont Hill Community Association, do hereby certify the foregoing is  
a true and correct copy of the Minutes of the GENERAL SESSION of the Board of  
Directors held on the above date as approved by the Board of Directors of the Fairmont  
Hill Community Association.

ATTEST:

\_\_\_\_\_  
Appointed Secretary

\_\_\_\_\_  
Date