

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 7, 2013
MINUTES**

- NOTICE** Upon due notice given and received, the regular meeting of the Board of Directors of The Fairmont Hill Community Association was held on January 7, 2013 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Bob Paulhus, Treasurer
Shelley Fajardo, Secretary
Ken Carlfeldt, Member
- Taryn Martin, StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 6:41 PM by Sharlene Dunn, Board President.
- OPEN FORUM** One (1) Homeowner was present for open forum. No items were brought up; she was in attendance for information purposes related to the agenda items.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on December 4, 2012 to discuss member discipline, collections and legal matters.
- CONSENT CALENDAR** Motion was made by Sharlene Dunn, seconded by Shelley Fajardo to approve the December 4, 2012 Regular Meeting Minutes, accept the November 30, 2012 financial statement, roll the January maturing CD into a 12 month CD at \$80,000, approve the 2013 annual maintenance calendar, approve the 2013 annual calendar and approve the proposal to replace three (3) damaged posts at 20080 Clear River Lane. The Board pulled the proposal to repair and resurface the deck of 6461 Pepper Hill and moved it to New Business. Motion carried unanimously.
- ARCHITECTURAL REVIEW** There were no submitted architectural applications for the Board to review.
- PRESIDENTS REPORT** Sharlene Dunn, Board President, reported on the upcoming CAI luncheon which will discuss the topic of foreclosures and the start of the OC Sheriff's contract with the City of Yorba Linda. They took over patrolling Yorba Linda on the eve of January 5, 2013.

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**NEW
BUSINESS**

Community Issues

Resident, Marie Engstrom, attended the meeting to discuss insurance coverage's with the Board. No action taken/needed.

2013 Annual Meeting Preparation

The annual meeting will be held in April 2, 2013. A regular meeting will be held after the annual meeting if quorum of the membership is not met and the annual meeting cannot be held. Record date of ownership will remain at 15 days. The Board's recommendation in regard to excess funds is to be allocated to the reserve account. Linda Nelson volunteered to serve as the ballot inspector for the 2013 annual meeting. The Board did not approve to have their attorney present for the annual meeting. Lastly, an adjourned annual meeting date will be scheduled if needed.

Homeowner Request – Parking

Motion was made by Shelley Fajardo and seconded by Ricardo Perea to deny the resident's request to convert a portion of the visitor parking spaces to open spaces. There are currently only 22 visitor spaces for the entire community. Motion carried unanimously.

Collections

A separate motion was made by Sharlene Dunn and seconded by Bob Paulhus to approve filing a lien for each of the following accounts: 4960852741, 4960852721, 4960852391 and 4960852261. Motions carried unanimously.

Motion was made by Shelley Fajardo and seconded by Ken Carlfeldt to approve setting a sale date for account 4960854691. Motion carried unanimously.

Motion was made by Shelley Fajardo and seconded by Ricardo Perea to approve setting a sale date for account 4960852821. Motion carried unanimously.

Proposal for 6461 Pepper Hill

The Board decided to table the proposal for 6461 Pepper Hill requesting Management have PCW provide additional information as to what caused the soft spot on the surface of the balcony.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:07 pm.

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ATTEST

Respectfully Submitted by Taryn Martin, President, StoneKastle
Community Management, Inc.

APPROVED BY THE BOARD 2.4.13