

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 4, 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 February 4, 2013 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Shelley Fajardo, Secretary
Ken Carlfeldt, Member
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Bob Paulhus, Treasurer
- CALL TO ORDER** The meeting was called to order at 6:37 PM by Ricardo Perea, Board Vice President.
- OPEN FORUM** Six (6) Homeowners were present for open forum. The items discussed included installation of new windows/slider, parking and the current rules and regulations.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on January 7, 2013 to discuss member discipline, collections and legal matters.
- CONSENT CALENDAR** Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the January 7, 2013 Regular Meeting Minutes, accept the December 31, 2012 financial statement, roll the February maturing CD into a 12 month CD at \$80,000 and approve the proposal to replace the damaged concrete stair treads at 19974 Ridge Manor Way. Motion carried unanimously.
- ARCHITECTURAL REVIEW** Motion was made by Ricardo Perea and seconded by Ken Carlfeldt to approve the architectural application as received by the Homeowner of 19816 Grace Haven Way to install new white Milgard Style Line Retrofit windows and a new Amerimax New Horizon Style sliding glass door. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn, Board President, reported on the continual problem of resident's not picking up after their dogs, owner responsibility for deck maintenance and the upcoming event for the Sherriff's to meet with City residents.

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**NEW
BUSINESS**

Proposals for Gutter Cleaning/Repairs

Motion was made by Shelley Fajardo and seconded by Ken Carlfeldt to approve Olympique Expert Building Care to complete the 2013 gutter cleaning project at a cost not to exceed \$7,800.00. Motion carried unanimously.

Neighborhood Watch

The Board requested Management table this item to the March agenda.

Parking Issues

The Board discussed the resident's abuse of visitor parking and open space parking and lack of utilization of garage parking. However, the community is still not in favor of moving to a permit parking system. No action taken.

Garage Use Violations

The Board discussed the use of garages should be for parking and not for storage and/or additional living spaces. No action taken.

Picking Up After Your Dog

The Board and Management will be drafting a general letter to be sent to residents of various buildings where it is noticed there is an issue with residents failing to pick up after their dogs. Unless the violation is observed, letters will be sent to all four units of a building to make everyone aware of the issue around their building.

Collections

A separate motion was made by Sharlene Dunn and seconded by Ricardo Perea to approve filing a lien for each of the following accounts: 4960854511 and 4960854531. Motions carried unanimously.

Motion was made by Sharlene Dunn and seconded by Ken Carlfeldt to approve a cost of \$250.00 to go back to court for post-bankruptcy judgment for account 4960852701. Motion carried unanimously.

Motion was made by Ricardo Perea and seconded by Sharlene Dunn to deny the settlement offer as received by account 4960020841; the Board counters at \$5,500.00. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:17 pm.

ATTEST

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

APPROVED BY THE BOARD 3/4/13