

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 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 June 4, 2013 at 6:30 pm, at White Springs Clubhouse.

PRESENT Sharlene Dunn, President
Ricardo Perea, Vice President (Arrived at 7pm)
Ken Carlfeldt, Member
Shelley Fajardo, Secretary

Taryn Martin, StoneKastle Community Management, Inc.

ABSENT Bob Paulhus, Treasurer

CALL TO ORDER The meeting was called to order at 6:35 PM by Sharlene Dunn, Board President.

OPEN FORUM Six (6) Homeowners were present for open forum to listen to agenda items. The items discussed in open forum were in regard to installing a wheelchair ramp to the Jacuzzi and financial updates.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on May 7, 2013 to discuss member discipline, collections and legal matters.

CONSENT CALENDAR Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve the May 7, 2013 Regular Meeting Minutes, accept the April 30, 2013 financial statement and roll the June 19, 2013 maturing CD into a twelve (12) month CD. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn, Board President, reported on the bomb scare at Costco, Memorial Day event at the Yorba Linda Veterans Park was a success and the City of Yorba Linda landscape department is removing the landscape near Esperanza and Fairmont Blvd.

TREASURERS REPORT There was no report at this time.

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**ARCHITECTURAL
REVIEW**

20057 Waverly Glen

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve the JELD-WEN windows with the exception if the homeowners choose to install a three panel slider it has to be the three panel JELD-WEN slider. Motion was carried unanimously.

20479 Cherry Gate Lane

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to deny the application submitted regarding the installation of the air conditioning unit. The homeowner has 90 days to re-install the air conditioning unit correctly by utilizing the existing holes/access areas. The ac unit cannot penetrate the exterior of the building in any manner. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&Rs and By-Laws

The Board is scheduled to meet to review the CC&R's on June 24, 2013 at 6:00 pm.

Proposal for New Signs

This item has been tabled until the July 2, 2013 Board meeting.

NEW BUSINESS

Proposal for Fob/Key Card Systems

This item has been tabled until the July 2, 2013 Board meeting.

Proposals for Tot Lot

This item has been tabled until the July 2, 2013 Board meeting.

Web Content Discussion/Decision

The Board discussed adding the OC Sherriff Office line, Yorba Linda Disposal Company for large item pick-ups and maintenance matrix to the website.

Garage Use/Enforcement

The Board discussed enforcement of garage use for parking to be monitored during property inspections and patrol inspections.

Owner/Tenant – Providing Community Documents

The Board discussed difficult in obtaining Homeowner Information sheets from residents, especially units that are being rented.

Attorney Status Report – Collections & Litigation

Motion was made by Sharlene Dunn, seconded by Ken Carlfeldt to approve filing a lien for account 4960852321. Motion carried unanimously.

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Feldsott & Lee

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve a modified payment plan for account 4960020841. Motion carried unanimously.

PCW Proposal – 6460 Pepper Hill

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve the repairs at 6460 Pepper Hill at a cost not to exceed \$825.00. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:24 pm.

ATTEST

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

APPROVED BY THE BOARD 7/2/2013