

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

PRESENT Sharlene Dunn, President
Ken Carlfeldt, Member
Shelley Fajardo, Secretary
Bob Paulhus, Treasurer

Taryn Martin, StoneKastle Community Management, Inc.

ABSENT Ricardo Perea, Vice President

CALL TO ORDER The meeting was called to order at 6:45 PM by Sharlene Dunn, Board President.

OPEN FORUM Ten (10) Homeowners were present for open forum to listen to agenda items. The items discussed in open forum were in regard to pool furniture, non-compliance issues, tenant's receiving documents, trash under the trash bins, cleaning the pool showers and parking.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on July 2, 2013 to discuss member discipline, collections and legal matters.

CONSENT CALENDAR Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the July 2, 2013 Regular Meeting Minutes. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the unaudited financial statements for period ending June 30, 2013. Motion carried unanimously.

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt top approve the repair and replacement of dry rot on the wing wall of 20010 Waverly Glen, at a cost not to exceed \$3,895.00. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn, Board President, reported on landscaping, collections and cable.

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**TREASURERS
REPORT**

Motion was made by Bob Paulhus, seconded by Shelly Fajardo to approve the write off due to the reserve amount once deductions are made. Motion carried unanimously.

Motion was made by Bob Paulhus, seconded by Shelly Fajardo to approve moving \$160,000 from Union Bank reserve MM to MSSB reserve MM account.

Motion was made by Bob Paulus, seconded by Shelly Fajardo to approve investing \$100,000 from MSSB reserve MM into a 12 month CD. Motion carried unanimously.

Motion was made by Bob Paulhus, seconded by Ken Carlfeldt to approve investing \$100,000 from MSSB reserve MM into a 6 month CD. Motion carried unanimously.

**ARCHITECTURAL
REVIEW**

6530 Woodburn

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the homeowners request to install Milgard windows and an American Integrity slider at the home. Motion carried unanimously.

20079 Waverly Glen

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the homeowners request to install an American Integrity slider at the home. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&Rs and By-Laws

The Board met on July 10, 2013 to discuss the new CC&R's, they are scheduled to meet again on August 19, 2013 and August 28, 2013 at 6:15 pm.

Proposal for New Signs

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve replacing the signs and ordering one extra sign. Motion carried unanimously.

Proposal for Fob/Key Card Systems

This item has been tabled until the September 3, 2013 Board meeting.

NEW BUSINESS

Insurance Renewal Certificate

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the insurance renewal, at a cost not to exceed \$95,076.00. Motion carried unanimously.

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Draft Budget

There will be a separate budget meeting scheduled by Sharlene Dunn.

Parking

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the intention to create motorcycle specific parking spaces to eliminate utilizing marked stalls for full sized vehicles. The Board has also approved to incorporate the rule into the Rules and Regulations. Motion carried unanimously.

Garage Sales

Motion was made by Sharlene Dunn, seconded by Bob Paulhus to approve the intention to formalize previous established rule of two garage sales per year. Additional garage sales have to be approved by the Board. The community sponsored garage sales don't count towards the two per year.

Attorney Status Report – Collections & Litigation

Motion was made by Sharlene Dunn, seconded by Bob Paulhus to approve filing a lien for account #4960852531 if one payment is missed on their payment plan. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:46 pm.

ATTEST

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

APPROVED BY THE BOARD 9/3/13