

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 3, 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 September 3, 2013 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President  
Ricardo Perea, Vice President  
Ken Carlfeldt, Member  
Shelley Fajardo, Secretary  
Bob Paulhus, Treasurer
- Taryn Martin, StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 6:37 PM by Sharlene Dunn, Board President.
- OPEN FORUM** Seven (7) Homeowners were present for open forum. The items discussed in open forum were in regard to the pool furniture, White Springs pool spa timer, landscaping, garage doors and red curbs.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on August 6, 2013 to discuss member discipline, collections and legal matters.
- CONSENT CALENDAR** Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the September 3, 2013 consent calendar, items A – E. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn, Board President, reported on parking, time warner cable, landscaping, fire lanes and the new signs installed throughout the community.
- TREASURERS REPORT** The Board of Directors discussed bank balances and past due amounts.
- Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve investing the 9/11/13 and 9/20/13 maturing CD's into two (2) new CD's at \$100,000 each, both for 12 months. Motion carried unanimously.

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**ARCHITECTURAL  
REVIEW**

19974 Ridge Manor Way

Motion was made by Ricardo Perea, seconded by Shelly Fajardo to approve the homeowners request to install Amerimax windows and an Amerimax sliding glass door with the condition that window 6 as outlined in the application be a two panel window. Motion carried unanimously.

**UNFINISHED  
BUSINESS**

Revisions of CC&Rs and By-Laws

The Board of Directors is ready to meet with Pam Moore to discuss first draft revisions for the CC&R's & By Laws.

Draft Budget

Bob Paulhus will review the draft budget this week and analyze the budget based on actuals and the last 12 months. The Budget meeting will be scheduled soon.

Proposal for Fob/Key Card System

Motion was made by Bob Paulhus, seconded by Ricardo Perea to approve inviting Nordic Security to the October 1, 2013 Board Meeting for further discussion regarding their proposal. Motion carried unanimously.

**NEW BUSINESS**

Pool/Spa Areas

The Board of Directors discussed revamping the pool areas within the community. Bob Paulhus informed the Board and Management he will look into costs and report back with the information collected.

Motorcycle Parking

The Board of Directors discussed motorcycle parking. They confirmed options for motorcycle parking will be included in the new Rules and Regulations to be mailed to the community for a 30 day comment period.

Barbeques

The Board of Directors directed management to start sending courtesy notices to all upstairs units that have charcoal Barbeques and/or full size barbeques. Barbeques need to accommodate no larger than a 2.5 pound propane tank.

Revisions of Rules and Regulations

1. Garage Sales per year – Homeowners are allowed two garage sales per year plus the community wide garage sale (additional garages sales are to be approved by the Board prior to hosting the garage sale)

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2. No Smoking in Common Areas – Recreational areas are prohibited (pool areas, tot lot and racquetball court)
3. No Dumpster Diving
4. No harassment towards Association Vendors and Board Members.
5. Motorcycle Parking – Motorcycles are to be parked in homeowners exclusive garage, homeowner's reserved space, or on the street where it is unmarked parking.
6. Over-watering/maintenance of balcony deck (surface of decks) – This is to be added under item 1 Patio/Decks.

Motion was made by Ricardo Perea, seconded by Robert Paulhus to approve sending out the draft Rules and Regulations by September 30, 2013 allowing a 30 day comment period. This item will then be voted on at the November 5, 2013 Board Meeting. Motion carried unanimously.

Attorney Status Report – Collections & Litigation

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve filing a lien for account #4960851901. Motion carried unanimously.

Motion was made by ken Carlfeldt, seconded by Ricardo Perea to approve filing a lien for account #4960854301. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Shelly Fajardo to approve setting a sale date for account#496050391. Motion carried unanimously.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:08 pm.

**ATTEST**

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

**APPROVED BY THE BOARD 10/1/13**