

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 1, 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 October 1, 2013 at 6:30 pm, at White Springs Clubhouse.

PRESENT Sharlene Dunn, President
Ricardo Perea, Vice President
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 6:33 PM by Sharlene Dunn, Board President.

OPEN FORUM Twelve (12) Homeowners were present for open forum. The items discussed in open forum included stair railings, visitor parking, Rules and Regulations, CC&R's, By Law revisions, violations, landscaping, French door installations and garage door mechanisms.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on September 3, 2013 to discuss member discipline, collections and legal matters.

Shelly Fajardo left the meeting at 7:36 PM

CONSENT CALENDAR Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the September 3, 2013 regular meeting minutes, accept the August 31, 2013 unaudited financial statement, roll the MSSB October 30, 2013 maturing CD into a 12 month CD and for Douglas Landscape to replace the controller near 20067 Waverly Glen at a cost not to exceed \$5,345.00. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn, Board President, informed the Board she will be reporting in executive session to discuss collection matters. She discussed insurance coverage with Sequoia Insurance, a fire within a unit would be covered under the association's master policy, however, determination of who covers the deductible would be based on the cause of the fire – could be association or owner responsibility. If a homeowner is in violation of current fire codes, they could be liable and potentially lose their personal insurance coverage for their home. The budget meeting to discuss next year's fiscal budget was held recently and another budget meeting is scheduled for Tuesday, October 8th.

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**TREASURERS
REPORT**

Robert Paulhus, Treasurer was absent; Sharlene Dunn reported on behalf of Bob Paulhus. There is currently \$225,000 in delinquencies for unpaid assessments. The Budget Committee will be reviewing the reserve study during the next scheduled special meeting on October 8th.

**ARCHITECTURAL
REVIEW**

19846 Grace Haven Way

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the installation of Milguard Style Line Windows and an Amerimax sliding glass door per the Homeowner's submitted architectural application. Motion carried unanimously.

19856 Grace Haven Way

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the installation of Amerimax Vinyl Windows and an Amerimax Sliding glass door per the Homeowner's submitted architectural application. Motion carried unanimously.

19896 Grace Haven Way

Motion was made by Sharlene Dunn, seconded by Ricardo Perea to deny the installation of a Milgard Tuscan French door, as it is not an approved Door for Fairmont Hill. Motion carried unanimously.

6567 Woodburn Lane

Motion was made Ken Carlfeldt, seconded by Sharlene Dunn to deny the installation of a Milgard Tuscan Sliding Glass Door, as it is not an approved Sliding Door for Fairmont Hill. Motion carried unanimously.

Motion was made by Ken Carlfeldt, seconded by Sharlene Dunn to approve the installation of Milgard Style Line windows per the Homeowner's submitted architectural application. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&Rs and By-Laws

This item has been tabled to the November Board Meeting.

Draft Budget

This item has been tabled to the November Board Meeting. There is a scheduled Budget Meeting to be held on Tuesday, October 8, 2013.

Proposal for Fob/Key Card System

This item has been tabled to the November Board Meeting. The Board of Director's requested management obtain one additional proposal to be included on the November agenda.

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Pool/Spa Areas

This item has been tabled to the November Board Meeting.

NEW BUSINESS

Investment Form

Motion was made by Sharlene Dunn, seconded by Ken Carlfeldt to hold off on investing a portion of the reserve Union Bank funds until after the expenses of the tree trimming, roof & gutter cleaning and termite project have been completed. Motion carried unanimously.

Proposals for Repainting Red Curbs

Motion was made by Sharlene Dunn, seconded by Ken Carlfeldt to approve AMS Paving to complete the red curb painting, at a cost not to exceed \$6,675.00 with a one year warranty. Motion carried unanimously.

Proposal for Annual Termite Inspection

Motion was made by Sharlene Dunn, seconded by Ricardo Perea to approve the Annual Termite Inspection from The Bugman, at a cost not to exceed \$33,480.00. Motion carried unanimously.

Trash Dumpsters

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to deny the homeowners request to move all of the trash dumpsters to the end of the streets. Motion carried unanimously.

2013 Tree Trimming

Motion was made by Sharlene Dunn, seconded by Ricardo Perea to approved Douglas Landscape to complete the 2013 tree trimming at a cost not to exceed \$60,389.00 to be billed next fiscal year. Motion carried unanimously.

Attorney Status Report – Collections & Litigation

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve filing a lien for account #4960851921. Motion carried unanimously.

Motion was made by Sharlene Dunn, seconded by Ricardo Perea to approve the recommendation of Feldsott & Lee to write off the pre-bankruptcy amount of \$19,857.11 for account 08508-1-270-1. Post-bankruptcy amount will potentially be recovered through small claims. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the payment plan for account #4960852531. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to proceed with the foreclosure of sale of account 08508-1-352-1 at a cost not to exceed \$1,450.00. Motion carried unanimously.

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ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:55 pm.

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

APPROVED BY THE BOARD 11/5/13