

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 5, 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 November 5, 2013 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Ken Carlfeldt, Member
Bob Paulhus, Treasurer
Shelley Fajardo, Secretary
- 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** The items discussed in open forum included BBQ adapters, garage doors, CC&R's and landscaping.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on October 1, 2013 to discuss member discipline, collections and legal matters.
- CONSENT CALENDAR** Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve the October 1, 2013 regular meeting minutes and accept the September 30, 2013 unaudited financial statement.
- Motion was made by Bob Paulhus, seconded by Ken Carlfeldt to approve Scott English Plumbing to repair the common building sewer line for 20009-20015 Clear River, at a cost not to exceed \$3,950.00. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn, Board President, informed she walked the property with Douglas Landscape to confirm tree removals, moreover, all the trees have been catalogued by Douglas Landscape. A tree removal proposal will be compiled by Douglas Landscape. The red curb painting project has stopped due to the wind and will commence on November 7, 2013. Sharlene also reported that the community rentals are currently at 40%. If the community exceeds 50%, FHA will be revoked and it will affect lending. The rental cap will be included in the new CC&R's, since the CC&R's take so long to pass; the Board has the option to include a rental cap in the Rules and Regulations as a rule.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 5, 2013 - PAGE 2**

**TREASURERS
REPORT**

Robert Paulhus, Treasurer reported that the budget is ready to be approved and the dues will not be increased. \$1.6 million dollars is currently in the Reserves.

**MANAGER'S
REPORT**

Taryn Martin informed the Board that the following projects have begun or will be started before the end of the year; red curb painting, tree trimming, termite inspection, gutter cleaning and the annual roof maintenance.

**ARCHITECTURAL
REVIEW**

20344 Cranberry Lane

Motion was made by Bob Paulhus, seconded by Ricardo Perea to approve the installation of Milgard Style Line Windows and to deny the installation of a Milgard Tuscany Slider. Motion carried unanimously.

19862 Ridge Manor Way

Motion was made by Bob Paulhus, seconded by Shelly Fajardo to approve the installation of Milgard Style Line Windows and to deny the installation of a Milgard Tuscany Slider. Motion carried unanimously.

6567 Woodburn Lane

Motion was made by Ricardo Perea, seconded by Bob Paulhus to approve the installation of Milgard Style Line Windows and an Amerimax New Horizons Sliding Glass door. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&Rs and By-Laws

The CC&R revision has been completed. The By-Laws meeting needs to be scheduled.

Draft Budget

Motion was made by Bob Paulhus, seconded by Ricardo Perea to approve the budget with the dues remaining at \$325.00/month. Motion carried unanimously.

Proposal for Fob/Key Card System

This item has been tabled to the December Board Meeting.

Pool/Spa Areas

This item has been tabled to the December Board Meeting.

NEW BUSINESS

Approval of Revised Rules and Regulations

Motion was made by Bob Paulhus, seconded by Ricardo Perea to approve the Rules and Regulations as revised. Motion carried unanimously.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 5, 2013 - PAGE 3**

Proposals to Prepare 2013 Audit & Tax Returns

Motion was made by Bob Paulhus, seconded by Shelly Fajardo to approve Schonwit & Company to complete the Audit for 2013, at a cost not to exceed \$1,200. Motion carried unanimously.

Proposals for Gutter/Downspout Cleanout

Motion was made by Bob Paulhus, seconded by Ricardo Perea to approve HSG Professional Olympique Building at a cost of \$7,794.95 contingent upon the vendor securing the rain gutters to the fascia if loose and to make minor repairs at an additional cost not to exceed \$1,000. Motion carried unanimously.

Proposals for Annual Roof Maintenance

Motion was made by Bob Paulhus, seconded by Shelly Fajardo to approve PCW completing the annual roof maintenance inspection, at a cost not to exceed \$28,435.00 Motion carried unanimously.

Surveillance Cameras

This item has been tabled to the December Board Meeting.

Proposal for Holiday Tree Refuse Bin

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve two dumpster bins one during December 26, 2013- January 2, 2013 and one from January 2, 2013 – January 9, 2013. Motion carried unanimously.

Attorney Status Report – Collections & Litigation

Motion was made by Bob Paulhus, seconded by Ricardo Perea to approve filing a lien for account #4960852821. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:39 pm.

ATTEST

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

APPROVED BY THE BOARD 12/2/13