

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 2, 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 December 2, 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 6:30 PM by Sharlene Dunn, Board President.

OPEN FORUM Two (2) homeowners were present. The items discussed in open forum included BBQ adapters, parking and the rules and regulations.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on November 5, 2013 to discuss member discipline, collections and legal matters.

CONSENT CALENDAR Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the November 5, 2013 regular meeting minutes, accept the October 31, 2013 unaudited financial statement and to approve the PCW proposal to repair the dry rot and damaged wood on the Echo Hill patio cover totaling \$5,680.00. Motion carried unanimously.

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve investing the \$80,000 December 19, 2013 maturing CD with MSSB into a 12 month CD. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn, Board President, reported that a rental capacity limit can be included in the Rules and Regulations as discussed at last month's Board Meeting. Milguard Styleline has modified their flat fin which doesn't conform to the approved windows/doors for the community. If it is verified this change is permanent, this style could possibly be removed from the approved list of sliding glass doors/windows. It was reported that delinquencies have gone up recently and there were a total of 41 late fees in the month of October. The water budget is over by almost \$17,000.

TREASURERS REPORT Robert Paulhus, Treasurer was absent therefore no report was given.

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**MANAGER'S
REPORT**

Taryn Martin informed the Board that the following projects have been completed or will be started before the end of the year; tree trimming, termite inspection, roof inspection and gutter clean out.

**ARCHITECTURAL
REVIEW**

At this time there aren't any Architectural Applications to review.

**UNFINISHED
BUSINESS**

Revisions of CC&Rs and By-Laws

This item has been tabled until the January 2014 Board Meeting.

Proposal for Fob/Key Card System

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve California Gate's proposal with a Door King system, 560 Fobs with TCP/IP module. Motion carried unanimously.

Pool/Spa Areas

This item has been tabled until the February 2014 Board Meeting.

Surveillance Cameras

The Board confirmed requests will be reviewed and considered via Architectural Applications.

NEW BUSINESS

Attorney Status Report – Collections & Litigation

There was review and discussion only.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:18 pm.

ATTEST

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

APPROVED BY THE BOARD 1/6/14