

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 6, 2014  
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 January 6, 2014 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** The items discussed in open forum included landscaping, BBQ adapters, trash containers, flyers, real estate signs, OC Sheriff's patrol.

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

**CONSENT CALENDAR** Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the December 2, 2013 regular meeting minutes and accept the November 30, 2013 unaudited financial statement. Motion carried unanimously.

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve investing the \$80,000 January 21, 2014 maturing CD with MSSB into a 6 month CD at \$100,000. Motion carried unanimously.

**PRESIDENTS REPORT** Sharlene Dunn, Board President, reported that there will be a new rule adopted in regards to taking up 2 parking spaces, an update on the By-Laws and CC&R's was provided. The Board anticipates scheduling the Town Hall meetings sometime in April. It was also noted that board members should have personal email addresses for community related items separate from their business email and/or other personal email addresses.

**TREASURERS REPORT** Robert Paulhus, Treasurer was absent but provided a written update which was read.

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 6, 2014 - PAGE 2**

**MANAGER'S  
REPORT**

Taryn Martin informed the Board of the following projects, tree trimming, gutter cleaning, fobs, pool decks, architectural issues and concrete trip hazards.

**ARCHITECTURAL  
REVIEW**

20344 Cranberry Lane

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the installation of an American Integrity 400 series patio slider. Motion carried unanimously.

**UNFINISHED  
BUSINESS**

Revisions of CC&Rs and By-Laws

Sharlene Dunn and Pam Moore will go over the by-laws in February of 2014. The draft should be completed by March 2014 for the town hall meeting in April 2014.

**NEW BUSINESS**

2014 Annual Meeting

1. The annual meeting will take place on April 7, 2014.
2. The Board will conduct a regular meeting at 6:30 PM prior to the annual meeting at 7:30 PM.
3. Proxies will be used as stated in By-Laws.
4. The record date of ownership will be 15 days as stated in By-Laws.
5. The Board has chosen to transfer any excess funds to reserves.
6. The inspector of election will be Linda Nelson.
7. The attorney will not be present at the time of the meeting.
8. If the annual meeting is adjourned the annual meeting will be held in May of 2014.

2014 Annual Maintenance Calendar

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve the 2014 Annual Maintenance Calendar. Motion carried unanimously.

Rules and Regulations

A rule regarding vehicles taking up two (2) parking spaces will be sent out via the January newsletter for approval at the March regular meeting.

Solar Panels

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to deny allowing owners to install solar panels on the association maintained roofs. Motion carried unanimously.

Attorney Status Report – Collections & Litigation

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to proceed with foreclosure on account #4960852831. Motion carried unanimously.

Landscape Proposals

1. The proposal for landscape improvements on Fallen Oak was presented to the Board. The Board was informed the homeowner near the improvement area does not want the work completed as they do not want the grass removed. No action taken.
2. Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the proposal to remove the ficus tree near New Gate at a cost not to exceed \$1,136.00. Motion carried unanimously.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:19 pm.

**ATTEST**

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

**APPROVED BY THE BOARD 2/3/14.**