

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 3, 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 February 3, 2014 at 6:30 pm, at White Springs Clubhouse.

**PRESENT** Sharlene Dunn, President  
Ken Carlfeldt, Member  
Bob Paulhus, Treasurer  
Shelley Fajardo, Secretary

Taryn Martin, StoneKastle Community Management, Inc.

**ABSENT** Ricardo Perea, Vice President

**CALL TO ORDER** The meeting was called to order at 6:45 PM by Sharlene Dunn, Board President.

**VENDOR PRESENTATION** Doug, Sergio and Reggie from Douglas Landscape were present to discuss and explain smart controllers to the Board of Directors. Over 6,000 sprinkler heads, 306 valves and 17 controllers are within the community.

**OPEN FORUM** Three (3) homeowners were present for open forum. The items discussed in open forum included architectural applications and barbeque adapters.

**EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on January 6, 2014 to discuss member discipline, collections and legal matters.

**CONSENT CALENDAR** Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the January 6, 2014 regular meeting minutes and accept the December 31, 2013 unaudited financial statement. Motion carried as follows 3 ayes. Bob Paulhus abstained.

Motion was made by Bob Paulhus, seconded by Shelly Fajardo to approve investing the \$80,000 March 3, 2014 maturing CD with MSSB into a 12 month CD at \$100,000. Motion carried unanimously.

**PRESIDENTS REPORT** Sharlene Dunn, Board President, reported that the stucco paint and trim was completed in 2011, the wood trim will be due for painting in 2 years, delinquent balance has increased most likely due to write offs, all flat roof replacements were completed last year, concrete grinding solutions needs to re-walk community for trip hazards, currently 71 people will not get FOBS due to delinquencies, proposals are being requested to spruce up the bathrooms at both pool areas, Jet Clean

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 3, 2014 - PAGE 2**

fired their employee who was servicing Fairmont Hill due to their lack of consistency with keeping the bathrooms clean, currently trying to figure out the acreage of the community to work with the city in turning over some of the controllers to the city and the reward for vandals was never given.

**TREASURERS  
REPORT**

Robert Paulhus, Treasurer reported that the current cash is \$336,139.28, \$1,175,000.00 in CD's and \$1,767,000.00 in reserves. The community is currently in a good financial position.

**MANAGER'S  
REPORT**

Taryn Martin informed the Board of the following items, Pam Moore has completed review of the contract for the FOB project with Cal-Gate. Management will work with the vendor to schedule the installation dates and distribution of the FOBS in order to start sending notices to the community. The bank foreclosed on account 4960850391, updates will be provided to the board as received by the collection attorney. Moreover, a payment plan was agreed upon by account 4960852701 during mediation at small claims court.

**ARCHITECTURAL  
REVIEW**

20349 Cranberry Lane

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the installation of Milguard Styleline windows and new front door per the architectural guidelines. Motion carried unanimously.

**UNFINISHED  
BUSINESS**

Revisions of CC&Rs and By-Laws

Sharlene Dunn and Pam Moore will go over the by-laws final draft before scheduling the Town Hall Meeting.

**NEW BUSINESS**

Stop sign at Lamp Post and Apple Creek

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

Proposal for Lighting Receptacle Installation

Motion was made by Bob Paulhus, seconded by Shelley Fajardo to approve the proposal as received by Horizon Lighting to install lighting receptacles for the holiday lighting at the Echo Hill entrance not to exceed \$471.51. Motion carried unanimously.

Smart Irrigation Controllers

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

Asphalt Replacement Project

Mike is putting together a proposal to address the streets within the community and will be prioritizing specific areas.

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 3, 2014 - PAGE 3**

Attorney Status Report – Collections & Litigation

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the lien on account #4960851811. Motion carried unanimously.

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the payment plan request for account #4960852321. Motion carried unanimously.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:17 pm.

**ATTEST**

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

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