

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 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 March 3, 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 6:37 PM by Sharlene Dunn, Board President.

OPEN FORUM Six (6) homeowners were present for open forum. The items discussed in open forum were vomit in the parking stalls on Woodburn, deck repairs, violations and landscaping.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on February 3, 2014 to discuss member discipline, collections and legal matters.

CONSENT CALENDAR Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve the February 3, 2014 regular meeting minutes and accept the January 31, 2014 unaudited financial statements. Motion carried unanimously.

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve rolling the \$80,000 March 20, 2014 maturing CD with MSSB into a 12 month CD. Motion carried unanimously.

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve rolling the \$100,000 April 4, 2014 maturing CD with MSSB into a 12 month CD. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn, Board President, reported that neighborhood watch signs will be installed in the next few weeks, the tree at the Echo Hill entrance will be replaced, city council is still reviewing water coverage for Fairmont Hill, Davis Sterling newsletter talked about how payments are applied on delinquent accounts and limiting ownership of multiple units.

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**TREASURERS
REPORT**

Robert Paulhus, Treasurer was absent. Robert emailed the financial update and it was reviewed by the Board of Directors.

**MANAGER'S
REPORT**

Taryn Martin informed the Board of the following items, the FOB project is currently taking place and the annual meeting is coming up in April.

**ARCHITECTURAL
REVIEW**

20349 Cranberry Lane

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to deny the installation of the Milgard sliding glass door; the application was considered incomplete and did not conform to the guidelines. Motion carried unanimously.

19842 White Spring Lane

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the Jeld Wen Windows and Amerimax Sliding Glass Door contingent upon PCW Contracting Services is present when they remove the current unapproved windows and sliding glass door. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

The Board of Directors is recommending that a rule be included in the CC&R's that no owner can solely own more than two (2) units.

Stop Sign at Lamp Post & Apple Creek

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve sending an email blast to the community to see if there is any interest in this project. This item will be added to the April agenda.

Smart Irrigation Controllers

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

Asphalt Replacement Project

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

FOB Project

There were updated provided by Taryn Martin during the Management update.

Adoption of New Parking Rule

Motion was made by Ricardo Perea, seconded by Shelly Fajardo to accept the new parking rule be sent for a 30 day comment. Motion carried unanimously.

Proposal to clean out Main Sewer lines

The Board of Directors requested Management obtain an additional proposal and include on the April 2014 agenda.

Proposal to Repair Wrought Iron Hand Railings

The Board of Directors has requested a quote be obtained from Fence Mender and Kim's Iron Works.

Proposal for Bathroom Repairs

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve Kevin's Painting to complete two bathroom remodels, at a cost not to exceed \$2,750.00. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve Kevin's Painting to complete the stucco patch and painting near the Echo Hill pool at a cost not to exceed \$300.00. Motion carried unanimously.

Draft Audit

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve the 2013 draft audit. Motion carried unanimously.

Landscape Proposal

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve plating a magnolia tree at the entrance of Echo Hill, at a cost not to exceed \$1,000.00. Motion carried unanimously.

Neighborhood Watch Signs

An update was provided by Sharlene Dunn during the president's report.

Attorney Status Report – Collections & Litigation

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve the lien on account #4960850171. Motion carried unanimously.

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve the lien on account #4960851901. Motion carried unanimously.

Payment Plan Request

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the payment plan request; the homeowner will need to pay an additional \$110.00 in addition to the monthly association assessments for four (4) months. Motion carried unanimously.

Proposal for Wood Repairs

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve the wood repairs from priority column one of the proposal from PCW Contracting Services, at a cost not to exceed \$56,507.00. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:44 pm.

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ATTEST

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

APPROVED BY THE BOARD 4/14/14