

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 14, 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 April 14, 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 6:35 PM by Sharlene Dunn, Board President.

**OPEN FORUM** Seven (7) homeowners were present for open forum. The items discussed in open forum were the couch on Flower Gate, FOBS, landscaping and tree trimming.

**EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on March 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 March 3, 2014 regular meeting minutes and accept the February 28, 2014 unaudited financial statements. Motion carried unanimously.

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve rolling the \$90,000 April 17, 2014 maturing CD with MSSB into a 12 month CD. Motion carried unanimously.

**PRESIDENTS REPORT** Sharlene Dunn, Board President, reported that the FOB project is finishing up, she is still pursuing the City to pay for the water for the slopes along Esperanza and Fairmont Boulevard, restrooms are being updated and will be finished soon.

**TREASURERS REPORT** Robert Paulhus, Treasurer was absent. Robert emailed the financial update which was reviewed by the Board of Directors.

**MANAGER'S REPORT** Taryn Martin informed the Board of the following items, the FOB project and restroom renovations are almost complete.

**ARCHITECTURAL  
REVIEW**

20441 Cherry Gate

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve installation of a garage door. Motion carried unanimously.

6442 Olive Branch

Motion was made by Sharlene Dunn, seconded by Ricardo Perea to approve amerimax legacy windows and sliding glass door. Motion carried unanimously.

**UNFINISHED  
BUSINESS**

Revisions of CC&R's & By-Laws

Drafts should be completed by the end of April. Town Hall meetings will be scheduled following the drafts being completed.

Stop Sign at Lamp Post & Apple Creek

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

Smart Irrigation Controllers

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

Asphalt Replacement Project

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve AMS Paving to complete the project not to exceed \$199,990.00. Motion carried unanimously.

Proposal to Clean Out Main Sewer Lines

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

**NEW BUSINESS**

Concrete Grinding Proposals

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

Reserve Study Proposals

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve ARS with a site visit in the amount of \$925.00. Motion carried unanimously.

Assessment Collection Policy

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve revisions to the Assessment Collection Policy. Motion carried unanimously.

Attorney Status Report – Collections & Litigation

There were no liens to approve for the month of April.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:01 pm.

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**ATTEST**

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

**APPROVED BY THE BOARD 5/5/14**