

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 5, 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 May 5, 2014 at 6:30 pm, at White Springs Clubhouse.

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

Taryn Martin, StoneKastle Community Management, Inc.

**ABSENT** Ricardo Perea, Vice President  
Shelley Fajardo, Secretary

**CALL TO ORDER** The meeting was called to order at 6:38 PM by Sharlene Dunn, Board President.

**OPEN FORUM** Seven (7) homeowners were present for open forum. The items discussed in open forum were windows, revised CC&R's & By Laws and landscaping.

**EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on April 14, 2014 to discuss member discipline, collections and legal matters.

**CONSENT CALENDAR** Motion was made by Ken Carlfeldt, seconded by Sharlene Dunn to approve the April 14, 2014 regular meeting minutes. Bob Paulhus abstained. Motion carried.

Motion was made by Bob Paulhus, seconded by Ken Carlfeldt to approve transferring \$200,000.00 from Union Bank reserves to Morgan Stanley reserves for investments. The \$200,000.00 is to be invested into two (2) CD's, \$100,000.00 into a 9 month CD and \$100,000.00 into a 12 month CD. Motion carried unanimously.

**PRESIDENTS REPORT** Sharlene Dunn, Board President, reported that a tree fell on Clear River during the high winds, the sofas have been removed on Flower Gate, vendors smoking at the pool areas and raised planter beds on balconies.

**TREASURERS REPORT** Robert Paulhus, Treasurer reported that there is \$251,000.00 in the operating budget and \$1,800,000.00 in the reserve budget. In addition, the current month is under budget. Lastly, two (2) CD's that matured in April were rolled over.

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**MANAGER'S  
REPORT**

Taryn Martin informed the Board of the following items, the FOB project, small claims win, Edison sink hole on New Gate, and yellow painting.

**ARCHITECTURAL  
REVIEW**

20005 Clear River Lane

Motion was made by Bob Paulhus, seconded by Ken Carlfeldt to deny installation of windows as the manufacturer selected is not approved by the Association. Motion carried unanimously.

**UNFINISHED  
BUSINESS**

Revisions of CC&R's & By-Laws

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

Stop Sign at Lamp Post & Apple Creek

Motion was made by Bob Paulhus, seconded by Ken Carlfeldt to deny all proposals and advise the homeowner that brought this matter to the attention of the Board that the stop sign will not be installed based on the feedback received from the residents. Motion carried unanimously.

Smart Irrigation Controllers

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

Proposal to Clean Out Main Sewer Lines

Motion was made by Bob Paulhus, seconded by Ken Carlfeldt to approve the proposal submitted by Proserv with 124 sewers and camera inspections before and after cleanouts, in the amount of \$8,550.00. Motion carried unanimously.

Concrete Grinding Proposals

Motion was made by Bob Paulhus, seconded by Ken Carlfeldt to approve the proposal submitted by Concrete Hazard Solutions for the total amount of \$12,572.00. Motion carried unanimously.

**NEW BUSINESS**

Parking

The Board discussed the parking within the community. No action was taken.

Landscape

The Board discussed landscaping within the community. The Board will request that the crews are switched up to test areas within the complex to address the areas homeowners have complained about.

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 8:29 pm.

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**ATTEST**

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

**APPROVED BY THE BOARD 6/2/14**