

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 2, 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 June 2, 2014 at 6:30 pm, at White Springs Clubhouse.

PRESENT Sharlene Dunn, President
Shelley Fajardo, Secretary
Bob Paulhus, Treasurer (arrived at 7:20 p.m.)
Ken Carlfeldt, Member

Taryn Martin, StoneKastle Community Management, Inc.

ABSENT Ricardo Perea, Vice President

CALL TO ORDER The meeting was called to order at 6:32 PM by Sharlene Dunn, Board President.

OPEN FORUM Two (2) homeowners were present for open forum. The items discussed in open forum were delinquencies and landscaping.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on May 5, 2014 to discuss member discipline, collections and legal matters.

CONSENT CALENDAR Motion was made by Ken Carlfeldt, seconded by Shelly Fajardo to approve the May 5, 2014 regular meeting minutes. Motion carried unanimously.

Motion was made by Ken Carlfeldt, seconded by Shelly Fajardo to approve rolling the \$80,000.00 CD that matures on June 24, 2014 into a twelve (12) month CD for \$100,000.00. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn, Board President, reported that Board involvement has proven to save the association money and landscaping.

TREASURERS REPORT Robert Paulhus, Treasurer was absent for the Treasurer's Report.

MANAGER'S REPORT Taryn Martin informed the Board of the following items, the FOB project is completed, the street project will finish up by the end of the week, the main sewer line cleanout project is completed, the concrete grinding project will commence this week, the step painting (yellow stripes) will be inspected next week and pool & spa replacement list was provided to the Board for their records.

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**ARCHITECTURAL
REVIEW**

There were no applications submitted to Management for Board approval.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to add two new rules for a thirty (30) day comment period to limit rentals to 30% and to limit an owner to owning only up to two (2) units. Motion carried unanimously.

Smart Irrigation Controllers

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

NEW BUSINESS

Decorative Lighting

The Board discussed acceptable lights to be displayed permanently on resident's patios and balconies. The Board agreed that there should be no permanent installations and only holiday lighting is permitted per the holiday policy.

Gas Shut Off Valves

The Board discussed information provided by Pacific Seismic Products regarding gas shut off valves. Director Dunn will check the references and talk to the owner of Yorba Linda hardware store. If all of the information is verified, the information may be included in a newsletter.

Attorney Status Report – Collections & Litigation

Motion was made by Bob Paulhus, seconded by Ken Carlfeldt to approve the lien on account #4960850711. Motion carried unanimously.

Payment Plan Request

Motion was made by Bob Paulhus, seconded by Ken Carlfeldt to deny the payment plan request for account #4960020841 as the proposal is insufficient. In addition, the Board approved to proceed with a bank levy. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:10 pm.

ATTEST

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

APPROVED BY THE BOARD 7/7/14