

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 7, 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 July 7, 2014 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Shelley Fajardo, Secretary
Bob Paulhus, Treasurer (arrived at 7:20 p.m.)
Ken Carlfeldt, Member
- Taryn Martin, StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 6:34 PM by Sharlene Dunn, Board President.
- OPEN FORUM** Seven (7) homeowners were present for open forum. The items discussed in open forum included: street repair project, utility boxes, rental restrictions, landscaping and pool furniture.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on June 2, 2014 to discuss member discipline, collections and legal matters.
- CONSENT CALENDAR** Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the June 2, 2014 regular meeting minutes. Motion carried unanimously.
- Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve rolling the \$100,000.00 CD that matures on July 29, 2014 into a twelve (12) month CD with MSSB. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn, Board President, reported she walked the community with Concrete Hazard Solutions to inspect the trip hazards. The final portion of the street project, slurry seal, will take place this Fall.
- TREASURERS REPORT** Robert Paulhus, Treasurer, informed the Board the current cash position of the community is \$289,000.00 in operating and \$1,890,000.00 in reserves.
- Motion was made by Bob Paulhus, seconded by Ricardo Perea to open one \$95,000.00 CD with MSSB for 12 months and one \$95,000 CD with MSSB for 9 months. Money is to be utilized from the Reserves Money Market account. Motion carried unanimously.

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**MANAGER'S
REPORT**

Taryn Martin, Community Manager, informed the Board of the following items; slurry seal project, 2015 fiscal year budget planning and the reserve study.

**ARCHITECTURAL
REVIEW**

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the architectural application as submitted by the Homeowners of 6449 Shady Lawn Drive to install retrofit vinyl Amerimax Portrait Series windows and an Amerimax New Horizon sliding glass door. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the architectural application as submitted by the Homeowners of 6531 Woodburn Lane to install retrofit vinyl Milgard windows and an American Integrity sliding glass door. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

This item is tabled to the August 2014 Board Meeting.

Smart Irrigation Controllers

Motion was made by Ricardo Perea, seconded by Bob Paulhus to approve to install smart irrigation controllers throughout the community as proposed by Douglas Landscape. Motion carried unanimously.

NEW BUSINESS

Rule Change – Rental Capacity/Owner Units

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the two (2) new rules as mailed to the community. Owners who closed escrow prior to July 7, 2014 can live in or rent their units. New owners who close escrow after July 7, 2014 cannot rent their unit unless the total rental units within the community are less than 30%. Moreover, an owner, LLC, business, incorporation, etc. cannot own more than two (2) units within the community. Adoption of the new rules will be mailed to the community along with a complete copy of the updated Rules and Regulations. Motion carried unanimously.

Proposal for Pool Trash Cans

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve the proposal as submitted by Jet Clean to add two (2) concrete trash containers at the pool areas for a cost not to exceed \$1,930.00. (one will be placed at each pool). Motion carried unanimously.

Draft Reserve Study

This item is tabled to the August 2014 Board Meeting.

Pool/Spa Hours

Motion was made by Ricardo Perea, seconded by Bob Paulhus to have the pool gates at the Echo Hill pool and the White Springs pool unlock at 7:00am until the end of September 2014. Motion carried unanimously.

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Attorney Status Report – Collections & Litigation

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to deny the payment plan request from account #4960852721. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:20 pm.

ATTEST

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

APPROVED BY THE BOARD 8/4/14