

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 4, 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 August 4, 2014 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President (via telephone)
Ricardo Perea, Vice President (arrived at 6:55 p.m.)
Shelley Fajardo, Secretary
Ken Carlfeldt, Member
- 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** Three (3) homeowners were present for open forum. The items discussed in open forum included: newsletter, architectural applications and homeowner frustration with the attorney on providing the draft CC&R's and By-Laws.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on July 7, 2014 to discuss member discipline, collections and legal matters.
- CONSENT CALENDAR** Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the July 7, 2014 regular meeting minutes as amended and accept the June 30, 2014 Financial Statement. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn was not available to provide a President's report. She was off the phone at this point in the meeting.
- TREASURERS REPORT** Robert Paulhus, Treasurer was absent.
- MANAGER'S REPORT** Taryn Martin, Community Manager, informed the Board of the following items; slurry seal project, 2015 fiscal year budget planning, reserve study and the projection for the town hall meetings for review of the CC&R's and By-Laws.
- ARCHITECTURAL REVIEW** Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the architectural application as submitted by the Homeowners of 20476 Cherry Gate Lane to install retrofit vinyl American Integrity 300 Series windows. Motion carried unanimously.

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Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the architectural application as submitted by the Homeowners of 20003 Clear River Lane to install retrofit vinyl Jeld-Wen 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 19804 Ridge Manor Way to install retrofit vinyl Milgard Style Line windows and an American Integrity 400 Legacy Series 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 20470 Cherry Gate Lane to install retrofit vinyl American Integrity-300 Heritage Series windows and a white vinyl American Integrity 400 legacy series sliding glass door. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

Drafts will be emailed to Management next week. The Board will review both documents and then schedule the first townhall meeting.

Draft Reserve Study

This item is tabled to the September 2014 Board Meeting.

NEW BUSINESS

Increase Reward- Vomit Issue

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve increasing the reward from \$250.00 to \$500.00 in order to catch the person vomiting within the community. Motion carried unanimously.

Draft Budget

This item is tabled to the September 2014 Board Meeting.

Insurance Renewal Proposal

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve the insurance renewal with a total annual premium of \$95,076.00. Motion carried unanimously.

Main Sewer Repair Proposals

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the proposals submitted by Scott English Plumbing for main sewer repairs at 19832 Ridge Manor for \$1,450.00, 19862 Grace Haven for \$1,250.00 and 19832 Grace Haven for \$1,450.00 to be paid from Reserves GL #9610. Motion carried unanimously.

Landscape Proposal

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal submitted by Douglas Landscape for improvements near 20459 Cherry Gate in the amount of \$622.50. Motion carried unanimously.

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Attorney Status Report – Collections & Litigation

Motion was made by Shelley Fajardo, seconded by Ricardo Perea, to deny the payment plan request from account #4960852321 and offer for the account to be paid off evenly over twelve (12) months. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:20 pm.

ATTEST

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

APPROVED BY THE BOARD 9/8/14