

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 8, 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 September 8, 2014 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President (via telephone)
Ken Carlfeldt, Member

Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Bob Paulhus, Treasurer
Shelley Fajardo, Secretary
- CALL TO ORDER** The meeting was called to order at 6:40 PM by Sharlene Dunn, Board President.
- OPEN FORUM** Two (2) homeowners were present for open forum. The items discussed in open forum included: CC&R's, By-Laws and parking.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on August 4, 2014 to discuss member discipline, collections and legal matters.
- CONSENT CALENDAR** Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the August 4, 2014 regular meeting minutes. Motion carried unanimously.

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve to roll the September 12, 2014 maturing MSSB \$100,000 CD into a 12 month CD. Motion carried unanimously.

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve to roll the September 18, 2014 maturing MSSB \$100,000 CD into a 12 month CD. Motion carried unanimously.

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve to roll the September 30, 2014 maturing MSSB \$100,000 CD into a 12 month CD. Motion carried unanimously.

The July 31, 2014 financial statement was tabled to the October meeting.
- PRESIDENTS REPORT** Sharlene Dunn reported to the Board the status of the smart irrigation controllers that are being installed, current landscape plans for the community and the water conservation notice that was mailed from the Yorba Linda Water District; watering is cut to three days/week.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 8, 2014 - PAGE 2**

**TREASURERS
REPORT**

Robert Paulhus, Treasurer was absent.

**MANAGER'S
REPORT**

Taryn Martin, Community Manager, informed the Board of the following items; CC&R's and By-Laws, tree trimming project, annual roof inspection, annual termite inspection, gutter cleaning project, slurry seal project.

**ARCHITECTURAL
REVIEW**

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the architectural application as submitted by the Homeowners of 20542 Cherry Gate Lane to install a new AC unit utilizing the same refrigerant lines and duct lines. No new lines are to be made through the exterior of the building, nor shall any lines be attached to the exterior of the building. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the architectural application as submitted by the Homeowners of 6543 Shady Gate Lane to install a new AC unit utilizing the same refrigerant lines and duct lines. No new lines are to be made through the exterior of the building, nor shall any lines be attached to the exterior of the building. Motion carried unanimously.

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the architectural application as submitted by the Homeowners of 6543 Shady Gate Lane to install retrofit Amerimax patio sliding glass door. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the architectural application as submitted by the Homeowners of 6466 Pepper Hill Drive to install retrofit vinyl Amerimax Portrait Series windows and an Amerimax New Horizon sliding glass door. Approval is contingent upon Hardy's written verification of the styles of windows and sliding glass door to be installed; must match approval. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

The drafts have been received by Pamela Abbott Moore. The Board will be reviewing the documents one more time prior to mailing each to the community and scheduling the town hall meetings.

Draft Reserve Study

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the draft reserve study as prepared by Advanced Reserve Solutions, Inc. Motion carried unanimously.

Draft Budget

This item has been tabled to the October meeting.

NEW BUSINESS Proposal for Earthquake Insurance

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to deny the earthquake insurance proposal as prepared by Armstrong/Robitaille/Riegle. Motion carried unanimously.

Proposal for Concrete Repairs – Echo Hill Pool

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the proposal as prepared by Concrete Hazard Solutions to score the trip hazard areas around the Echo Hill pool at a cost NTE \$1,100.00. Motion carried unanimously.

Proposal for Chain Link Fence Repairs

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the chain link fence repairs at the Echo Hill pool and the Racquetball court with Fence Menders at a cost NTE \$1,000.00. Motion carried unanimously.

Proposal for Holiday Lights

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the proposal as prepared by We Do Lights to install holiday lights at the Echo Hill entrance for a cost NTE \$1,350.00. The Board requested the vendor create a larger tree over the newly planted center median tree. Motion carried unanimously.

Proposal for Street Slurry / Re-Striping Project

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the proposal as prepared by AMS Paving to complete the re-slurry of the community as a cost NTE \$38,000.00. Motion carried unanimously.

Attorney Status Report – Collections & Litigation

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve to proceed with foreclosure against account 08508-1-083-1. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve to proceed with levies for account 4960852801. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve to foreclose if the Homeowner's default on one payment for a payment plan with account 4960850241. The payment plan will become null and void and the foreclosure process will commence. Motion carried unanimously.

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve to proceed with foreclosure against account 4960854301. Motion carried unanimously.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 8, 2014 - PAGE 4**

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve to proceed with foreclosure against account 4960852321. Motion carried unanimously.

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve to proceed with foreclosure against account 4960850171. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:16 pm.

ATTEST

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

APPROVED BY THE BOARD 12/1/14