

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 6, 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 October 6, 2014 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Bob Paulhus, Treasurer (arrived at 7:30 p.m.)
Shelley Fajardo, Secretary
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Ken Carlfeldt, Member
- CALL TO ORDER** The meeting was called to order at 6:11 PM by Sharlene Dunn, Board President.
- OPEN FORUM** Four (4) homeowners were present for open forum. The items discussed in open forum included: Landscaping, AMS Paving and Delinquencies.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on September 8, 2014 to discuss member discipline, collections and legal matters.
- CONSENT CALENDAR** The September 8, 2014 Regular Session Board Meeting Minutes were tabled to the November meeting.
- Motion was made by Ricardo Perea, seconded by Shelley Fajardo to accept the financial statements for July 31, 2014 and August 31, 2014. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn reported to the Board that there is a City meeting for landscape this Thursday.
- TREASURERS REPORT** Robert Paulhus, Treasurer was absent at the time of the report.
- MANAGER'S REPORT** Taryn Martin, Community Manager, informed the Board of the following items; AMS Paving project, tree trimming, termite inspection and smart controllers.
- ARCHITECTURAL REVIEW** Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve the architectural application as submitted by the Homeowners of 20067 Waverly Glen to install a new furnace and AC unit. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to deny the architectural application as submitted by the Homeowners of 20046 Clear River to replace vinyl fencing. Bob Paulhus abstained. Motion carried.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

This item has been tabled to the November meeting.

Draft Budget

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the 2015 budget with a \$5.00 increase for the total monthly assessment of \$330.00 per home. Motion carried unanimously.

NEW BUSINESS

2014 Tree Trimming Proposal

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the Douglas Landscape 2014 tree trimming proposal in the amount of \$38,918.00 and the 2014 tree removal proposal in the amount of \$8,825.00. Motion carried unanimously.

Landscape Proposal

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve the Douglas Landscape proposal for plant removal on the Ridge Manor slope not to exceed \$7,500.00. Sharlene Dunn abstained. Motion carried.

2014 Annual Roof Maintenance Proposal

Motion was made by Shelley Fajardo, seconded by Bob Paulhus to approve the PCW proposal for 2014 Annual Roof Maintenance in the amount of \$28,435.00. Motion carried unanimously.

Proposal for Deck Repairs

This item has been tabled to the November meeting.

PCW Invoices for Review

The Board reviewed invoices from PCW for wood work Priority 2 repairs that were completed without Board approval. The Board authorized payment in the amount \$10,500.00 for change orders. The remaining balance of \$138,000.00 will be paid over time when the associations budget will allow.

Proposal for Lighting Maintenance

This item has been tabled to the November meeting.

Proposals for Stucco Repairs

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve the Tom Sisto proposal for stucco repairs on Ivy Hill, Amberwood and Ridge Manor in the amount of \$1,375.00. Motion carried unanimously.

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Proposals for Annual Gutter Cleaning

This item has been tabled to the November meeting.

Proposals for Street Repair

Motion was made by Bob Paulhus, seconded by Ricardo Perea to approve the AMS Paving proposal for concrete grinding near 19804 White Spring Lane in the amount of \$1,450.00 Motion carried unanimously.

Proposals for Annual Termite Inspection

Motion was made by Ricardo Perea, seconded by Bob Paulhus to approve The Bugman proposal for annual termite inspection in the amount of \$33,480.00. Motion carried unanimously.

Pool Furniture

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to deny purchasing Fairgreen's pool furniture. Motion carried unanimously.

Attorney Status Report – Collections & Litigation

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to rescind the Board's decision to foreclose on account #4960852321 and table stipulation to next month. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:00 pm.

ATTEST

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

APPROVED BY THE BOARD 12/1/14