

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 3, 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 November 3, 2014 at 6:30 pm, at White Springs Clubhouse.

PRESENT Sharlene Dunn, President
Shelley Fajardo, Secretary
Ken Carlfeldt, Member

Taryn Martin, StoneKastle Community Management, Inc.

ABSENT Ricardo Perea, Vice President
Bob Paulhus, Treasurer

CALL TO ORDER The meeting was called to order at 6:42 PM by Sharlene Dunn, Board President.

OPEN FORUM Five (5) homeowners were present for open forum. The items discussed in open forum included: Street repair, City notice and Dryer line repairs.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on October 6, 2014 to discuss member discipline, collections and legal matters.

CONSENT CALENDAR The September 8, 2014 and October 6, 2014 Regular Session Board Meeting Minutes were tabled to the December meeting.

Acceptance of the September 30, 2014 financial statement was tabled to the December meeting.

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve rolling over the CD in the amount of \$80,000.00 maturing on November 4, 2014 for twelve (12) months. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn reported to the Board that the City notice for parking does not apply right now only if complete disaster and community had to be rebuilt, CC&R's and By-Laws.

TREASURERS REPORT Robert Paulhus, Treasurer was absent.

MANAGER'S REPORT Taryn Martin, Community Manager, informed the Board of the following items; Termite inspection, tree trimming and gutter cleaning will be taking place over the next four (4) months.

**ARCHITECTURAL
REVIEW**

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve the architectural application as submitted by the Homeowners of 19838 White Spring to install a wrought iron gate at the balcony. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to deny the architectural application as submitted by the Homeowners of 20046 Clear River to replace vinyl fencing. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

This item has been tabled to the December meeting.

Proposal for Deck Repairs

The Board reviewed a proposal for deck repairs at 20361 Fallen Oak. The Board instructed Management to send a letter to the homeowner advising that this repair is homeowner responsibility as the damage is a result of lack on maintenance on the homeowner's part.

Proposal for Lighting Maintenance

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal submitted by Comet Lighting for monthly lighting maintenance at \$90.00 per month. Motion carried unanimously.

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to send a termination notice to Horizon Lighting. Motion carried unanimously.

Proposal for Gutter Cleaning

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal submitted by CPR Construction for gutter cleaning within the community in the amount of \$8,753.00. Motion carried unanimously.

NEW BUSINESS

Proposals for Audit and Tax Returns

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal submitted by VanDerPol & Company for preparation of the 2014 audit and tax returns in the amount of \$1,200.00. Motion carried unanimously.

Proposal for Christmas Tree Trash Bins

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal submitted by Yorba Linda Disposal for trash bins to dispose Christmas Trees in the amount of \$709.10. Motion carried unanimously.

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Proposal for Post Repairs at 6449 Shady Lawn

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal submitted by PCW to repair the three (3) damaged posts at 6449 Shady Lawn in the amount of \$1,068.00. Motion carried unanimously.

Proposal for Smart Controller Enclosures

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal as submitted by Douglas Landscape to install an enclosure for the smart irrigation controller at 6437 Horse Shoe Lane in the amount of \$1,900.00. Motion carried unanimously.

Proposal for Waste Control/Disposal Savings

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to deny the proposal. Motion carried unanimously.

Attorney Status Report – Collections & Litigation

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve lien filing on account numbers 4960853361 and 4960853401. Motion carried unanimously.

Accounts with Attorney

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve proceeding with foreclosure on account number 4960850711. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:03 pm.

ATTEST

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

APPROVED BY THE BOARD 12/1/14