

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
DECEMBER 1, 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 December 1, 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 6:50 p.m.)  
Ken Carlfeldt, Member
- Taryn Martin, StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 6:36 PM by Sharlene Dunn, Board President.
- OPEN FORUM** Five (5) homeowners were present for open forum. The items discussed in open forum included: Delinquent Account, Architectural Applications and Gutter cleaning.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on November 3, 2014 to discuss member discipline, collections and legal matters.
- CONSENT CALENDAR** Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the August 4, 2014, September 8, 2014, October 6, 2014 and November 3, 2014 regular meeting minutes as presented and accept the September 30, 2014 and October 31, 2014 Financial Statements. Motion carried unanimously.
- 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 December 24, 2014 for twelve (12) months and increasing to \$100,000.00. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn reported to the Board that Placentia Glass & Screen was recommended by an owner, there were two issues with the gates, rusted lamppost fell on Ridge Manor, parking issues with motorcycles taking up spaces (saving spaces), public hearing notices have caused confusion for owners, pedestrian door issues, rental rule restrictions; recall on the rule should have been within thirty (30) days. The time has passed. It is too late to overturn the rule, improper AC unit installation, a lot of oil stains in parking stalls, saving money on shutters by storing shutters for replacement and maintenance of decks; having issues with owners not maintaining decks.
- TREASURERS REPORT** Robert Paulhus, Treasurer reported there is \$324,000.00 in cash and reserves increased by \$100,000.00.

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**MANAGER'S  
REPORT**

Taryn Martin, Community Manager, informed the Board of the following items; Tree trimming, gutter cleaning and trash containers are scheduled for a two (2) week period.

**ARCHITECTURAL  
REVIEW**

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the architectural application as submitted by the Homeowners of 20046 Clear River to raise one panel of their vinyl fence contingent upon a door knob being added to the gate in order to be consistent with all other gates. Motion carried unanimously.

**UNFINISHED  
BUSINESS**

Revisions of CC&R's & By-Laws

The Board is aiming to review and send out the documents by February 2015.

**NEW BUSINESS**

Attorney Status Report – Collections & Litigation

No action was required.

**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 1/5/15**