

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 5, 2015  
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  
Ken Carlfeldt, Treasurer
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Bob Paulhus, Member
- 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: Pool Furniture, windows, landscaping, new laws for 2015.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on December 1, 2014 to discuss member discipline, collections, contracts and legal matters.
- CONSENT CALENDAR** Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the December 1, 2014 regular meeting minutes as presented, accept the November 30, 2014 Financial Statements and approve to invest the maturing CD of \$125,000 on January 23, 2015 into a 12 month CD. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn reported to the Board that HOA foreclosed on a unit - currently in 90 day redemption period. There are possibly four (4) other units that may be foreclosed upon; deck cleaning will be made clearer in maintenance responsibility by Pam Moore. PCW will start annual deck inspections this year.
- TREASURERS REPORT** Ken Carlfeldt, Treasurer reported there is \$307,622.09 in cash and \$1,736,818.33 in reserves.
- MANAGER'S REPORT** Taryn Martin, Community Manager, informed the Board of the following items; trash bin for Christmas trees to be removed 1/9/15, tree trimming almost done, gutter cleaning following behind, termite inspection is completed along with the wood & stucco inspections/repairs.

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**ARCHITECTURAL  
REVIEW**

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve the architectural application as submitted by the Homeowners of 20038 Waverly Glen for new retro-fit windows, however the sliding glass door is denied; it is not on the approved list for sliders. Motion carried unanimously.

**UNFINISHED  
BUSINESS**

Revisions of CC&R's & By-Laws

The Board agreed to table this item to the February 2015 agenda.

**NEW BUSINESS**

Treatment of ants in common area

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to deny adding the treatment of ants into the Bugman's current contract. Motion carried unanimously.

Proposal for Landscape Improvements

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve to install a drain near 20473 Elm Hill for the cost of \$949.00 by Douglas Landscape. Motion carried unanimously.

Annual Maintenance Calendar

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the annual maintenance calendar contingent upon adding annual deck inspections by PCW and annual sewer clean outs. Motion carried unanimously.

Proposals for Stucco Repairs/Paint Repairs

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve 3 proposals to complete stucco and paint repairs to various building locations by Tom Sisto, in the amounts of \$4,400.00, \$1,100.00, and \$1,150.00. Motion carried unanimously.

Annual Meeting

Motion was made and approved by the board for the following:

- Regular meeting prior to the annual meeting.
- 15 days to record date of ownership.
- Apply excess funds to the following years assessments.
- Appoint Linda Nelson as Ballot Inspector.
- NOT have attorney present during annual meeting.
- Adjourned meeting will be scheduled if needed.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:41 pm.

**ATTEST**

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