

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 2, 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 February 2, 2015 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 6:32 PM by Sharlene Dunn, Board President.

OPEN FORUM Four (4) homeowners attended.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on January 5, 2015 to discuss member discipline, collections, contracts and legal matters.

CONSENT CALENDAR Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the January 5, 2015 regular meeting minutes as presented, December 1, 2014 Organizational Meeting minutes and acceptance of the financial statement for the period ending December 31, 2014. Motion carried unanimously.

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to roll the maturing CD of \$80,000 on February 27, 2015 into a 12 month CD. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn reported to the Board revisions of the CC&R's and By-Laws is currently an ongoing project, cert program is coming up including block captains and neighborhood watch.

TREASURERS REPORT Ken Carlfeldt, Treasurer reported there is \$307,622.00 in cash and \$1,736,818 in reserves. Delinquencies have decreasing since last year.

MANAGER'S REPORT Taryn Martin, Community Manager, informed the Board of the following items; tree trimming project is wrapping up. Handyman painted the existing faded yellow lines on the steps and also working throughout the community to patch and paint stucco.

ARCHITECTURAL

6431 Shady Lawn Drive

Motion made by Ken Carlfeldt, seconded by Ricardo Perea to approve Amerimax windows and Amerimax New Horizon sliding glass door. Motion carried unanimously.

6542 Shady Gate

Motion was made by Shelly Fajardo and Ricardo Perea to approve Milgard Skyline windows and American Integrity 400 Series sliding glass door. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

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

NEW BUSINESS

Proposal to replace Echo Pool Lights

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the complete replacement of the Echo Hill pool lights by Comet Lighting totaling the cost of \$1,300.00. Motion carried unanimously.

Proposal for Pool Furniture

The Board requested this item to be removed from the agenda.

Apple Creek & Clear River Landscape Slope

The Board discussed and requested to send a letter to Fairmont Terrace requesting they reconsider planting the Apple Creek slope and Clear River slope. Fairmont Hill will seek support from the City Of Yorba Linda and legal counsel if Fairmont Terrace refuses to plant the slopes.

Ceiling exhaust fans

The Board discussed the two most recent fires that occurred within Fairmont Hill; both a result of failing ceiling exhaust fans (one in a bathroom, and one in a laundry room). A notice is going to be included in the newsletter advising the residents of the cause of both fires and for residents to inspect their own exhaust fans for needed maintenance.

Attorney Status Report

Motion made by Shelly Fajardo, seconded by Richard Perea to deny placing lien on account 4960854121, homeowner made a payment on 1/6/15. Motion carried unanimously.

Motion made by Shelly Fajardo, seconded by Richard Perea to place lien on account 4960851811. Motion carried unanimously.

Motion made by Richard Perea, seconded by Ken Carlfeldt to approve to write off \$355.00 from account 4960851321 from previous owner. Motion carried unanimously.

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Safety Committee

The Board discussed the implementation of a safety committee and determined it is not needed at this time.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:32 pm.

ATTEST

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

APPROVED BY THE BOARD 3/2/15