

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 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 March 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 6:37 PM by Sharlene Dunn, Board President.

OPEN FORUM Three (3) homeowners attended. Items discussed: Tree roots, dumpster diving, Fairmont Terrace slopes.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on February 2, 2015 to discuss member discipline, collections, contracts and legal matters.

CONSENT CALENDAR Motion was made by Shelly Fajardo, seconded by to approve the February 2, 2015 regular meeting minutes as presented, acceptance of the financial statement for the period ending January 31, 2015. Motion carried unanimously.

Motion was made by Ken Carlfeldt, seconded by Shelly Fajardo to roll the maturing CD of \$80,000 into a 12 month CD. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn reported to the Board, items discussed were exhaust fans, CAI luncheon topics-Scott English presented, dryer duct cleaning, condition of slopes, vehicles on Fairmont connector, garage doors, Fairmont Terrace slope.

TREASURERS REPORT Ken Carlfeldt, Treasurer reported there is \$472,659.00 in cash, up from \$50,000.00 insurance payment, and \$1,715,683 in reserves, up about \$15,000.00. Accounts receivable went down a bit.

MANAGER'S REPORT Taryn Martin, Community Manager, informed the Board of the following items; tree trimming project is wrapping up, annual meeting is next month, working on recertifying FHA approval. Audit will be mailed at the end of next month.

ARCHITECTURAL

No Applications have been submitted to Management for Board Approval.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

The Board agreed to table this item to the April 2015 agenda. Board is meeting on 3/16/15 to review documents one last time.

NEW BUSINESS

Draft Audit

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the 2014 draft audit as prepared by VanDerPol & Company. Motion carried unanimously.

Proposal to renew FHA Certification

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve FHA Review to assist in recertifying the community at a cost not to exceed \$765.00. Motion carried unanimously.

Proposals for Lighting Repairs

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve eight (8) lighting repairs for the following:

20279 Cottage Hill – Light pole fixture is defective and requires complete replacement.	\$225.00
20353 Flower Gate – Light pole is in extreme danger of falling over. Complete replacement.	\$550.00 (reduce to \$500.00 if all light poles are changed at same time)
20392 Flower Gate - Light pole is in extreme danger of falling over. Complete replacement.	\$550.00 (reduce to \$500.00 if all light poles are changed at same time)
20253 Green Hill - Light pole is in extreme danger of falling over. Complete replacement.	\$550.00 (reduce to \$500.00 if all light poles are changed at same time)
6472 Horse Shoe - Light pole is in extreme danger of falling over. Complete replacement.	\$550.00 (reduce to \$500.00 if all light poles are changed at same time)
19956 Ridge Manor - Light pole is in extreme danger of falling over. Complete replacement.	\$550.00 (reduce to \$500.00 if all light poles are changed at same time)
6467 Pepper Hill - Light pole is in extreme danger of falling over. Complete replacement.	\$550.00 (reduce to \$500.00 if all light poles are changed at same time)
20858 Ridge Manor – Light pole is out and there is no power to the fixture. A power trace is required.	\$500.00

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Attorney Status Report – Collections & Litigation

Motion made by Ken Carlfeldt, seconded by Richard Perea to table for April 2015 meeting to placing lien on account 496850941. Motion carried unanimously.

Motion made by Shelly Fajardo, seconded by Ken Carlfeldt to place liens on account 4960853361, 4960853341, and 4960851431. Motion carried unanimously.

Motion made by Ken Carlfeldt, seconded by Richard Perea to approve to proceed with filing a motion for account 4960851901 for relief from automatic stay. Motion carried unanimously.

Motion made by Ricardo Perea, seconded by Ken Carlfeldt to approve to proceed with foreclosure for unit 20013 Apple Creek. Motion carried unanimously.

\$25 Gift Card

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to provide a \$25.00 gift card to Mike Wallace for helping clean up graffiti in the common area. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:53 pm.

ATTEST

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

APPROVED BY THE BOARD 4/6/15