

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 6, 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 April 6, 2015 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Shelley Fajardo, Secretary
Ken Carlfeldt, Treasurer
Bob Paulhus, Member
- Taryn Martin, StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 6:32 PM by Sharlene Dunn, Board President.
- OPEN FORUM** Eleven (11) homeowners attended. Items discussed: Landscaping, water usage, rules & regulations, presentation of good citizen award.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on March 2, 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 March 2, 2015 regular meeting minutes as presented, and acceptance of the financial statement for the period ending February 28, 2015. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn reported to the Board, items discussed were AC unit installations; how to utilize existing ducts.
- TREASURERS REPORT** Ken Carlfeldt, Treasurer reported there is \$449,681.00 in cash, and \$1,742,300.00 in reserves. Delinquencies: \$194,106.00, net income loss of \$6,452.00.
- MANAGER'S REPORT** Taryn Martin, Community Manager, informed the Board the association was approved for FHA until 2017.
- ARCHITECTURAL** 6443 Shady Lawn Drive
Motion was made by Ken Carlfeldt, seconded by Shelly Fajardo to approve replacement with Amerimax windows and Amerimax New Horizon sliding glass door. Motion carried unanimously.

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20458 Cherry Gate Lane

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to deny the replacement of windows and doors; the style and manufacturer are not approved by the Association per the architectural guidelines. Motion carried unanimously.

6461 Horse Shoe Lane

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to deny the new front door; the door requested is not approved by the Association per the architectural guidelines. Motion carried unanimously.

20140 Waverly Glen

Motion was made by Ken Carlfeldt, seconded by Shelly Fajardo to approve the installation of a two (2) ton AC unit utilizing the existing ducts. Motion carried unanimously.

20476 Elm Hill

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve the installation of a two (2) ton AC unit utilizing the existing ducts. Motion carried unanimously.

20038 Waverly Glen

Motion was made by Bob Paulhus, seconded by Shelly Fajardo to approve a sliding glass door. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

The Board met to review and confirm revisions to be sent to Pam Moore for final draft. Next proposed step would be to start planning the town hall meetings.

NEW BUSINESS

Proposal to prepare Reserve Study

Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve Advanced Reserve Solutions at a cost not to exceed \$600.00. Motion carried unanimously.

Investment Forms

Motion was made by Bob Paulhus, seconded by Rick Perea to approve to move \$150,000.00 from reserve Union Bank Money Market to Morgan Stanley Money Market.

Proposal for Stucco & Paint Repairs

Motion was made by Bob Paulhus, seconded by Shelly Fajardo to approve Stucco and Paint repairs not to exceed \$4,050.00. Motion carried unanimously.

Proposals for Gutter/Downspout repairs

Motion made by Shelly Fajardo, seconded by Ken Carlfeldt to approve CPR Construction for a cost not to exceed \$4,982.00 to complete the necessary gutter and downspout repairs. Motion carried unanimously.

Clear River Concrete Repair

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve for Concrete Hazard Solution to perform repairs not to exceed a cost of \$1,750.00. Motion carried unanimously.

Balcony Deck Maintenance

The Board discussed the owner's responsibility to maintain deck surfaces.

Pool Furniture

Motion was made by Bob Paulhus, seconded by Shelly Fajardo, to approve the purchase of 25 lounge chairs, 16 chairs, and 4 tables for a cost not to exceed \$5,000.00. Motion carried unanimously.

Metal Garage Doors

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve to have the remaining wood garage doors to be replaced with the approved metal doors; per the architectural guidelines, by April 30 2016. If owners don't comply, they will be subject to fines starting at \$50.00 and increasing and possibly being assessed monthly. Bob Paulhus abstained. Motion carried.

Attorney Status Report – Collections & Litigation

The Board reviewed the February 28, 2015 Delinquency report and February 2015 status report.

Motion was made by Ricardo Perea, seconded by Shelly Fajardo to approve to place a Lien on account 4960852051 for \$1368.82. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve to place a Lien on account 4960852381 for \$808.35. Motion carried unanimously.

The Board discussed account 4960852371 for \$560.23, however decided to not move forward at this time since payment was received prior to the Board meeting.

Payment Plan Request – Account 4960850211

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to counter offer for total payment of \$630.00 per month. Motion carried unanimously.

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ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:38 pm.

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

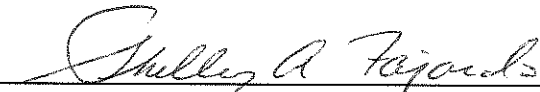
APPROVED

 President
Sharlene Dunn, Board President

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary of the Fairmont Hill Community Association , and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held April 6, 2015 as approved by the Chairman of the Meeting.

Dated: 5-4-15


Acting Secretary