

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 1, 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 June 1, 2015 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Bob Paulhus, Member arrived at 7:12 p.m.
Shelley Fajardo, Secretary
Ken Carlfeldt, Treasurer
Lori Yarborough, StoneKastle Community Management, Inc.
- ABSENT** Ricardo Perea, Vice President
- CALL TO ORDER** The meeting was called to order at 6:42 PM by Sharlene Dunn, Board President.
- OPEN FORUM** 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 May 4, 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 May 4, 2015 regular meeting minutes as presented, and acceptance of the financial statement for the period ending April 30, 2015. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn reported to the Board she was looking at different pool furniture. This project has been assigned to Shelley Fajardo and Linda Nelson.
- TREASURERS REPORT** Ken Carlfeldt, Treasurer reported as of April 30, 2015 reported there is \$456,887.86 in cash, and \$1,767,522.74 in reserves. Delinquencies: \$192,683.58.
- MANAGER'S REPORT** There is nothing to report at this time.
- ARCHITECTURAL**
20279 Clear River Lane
Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve replacement of 4 windows and sliding glass door with American Integrity Motion carried unanimously.

20374 Flower Gate Lane

Motion was made by Bob Paulhus, seconded by Shelly Fajardo to deny Windor Sliding glass door, approve seven (7) Windor windows. Motion carried unanimously.

20349 Cranberry Lane

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to deny the installation of patio lights and poles. Motion carried unanimously.

19894 Grace Haven Way

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve four (4) Milgard Style line windows and Jeld wen sliding glass door, or she may use another approved slider but will have to resubmit for approval for the slider. Motion carried unanimously.

20258 Clear River Lane

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve four (4) Milgard style line windows. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

The Board discussed and agreed this project is ongoing.

NEW BUSINESS

Investment Forms

Motion was made by Bob Paulhus, seconded by Shelley Fajardo to approve to move \$250,000.00 from the Union Bank operating account and open a Money Market account at Union Bank. Motion carried unanimously.

Architectural Application Form

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the verbiage "The following section does not apply if installing NEW windows and doors" to the Neighbor awareness section. Motion carried unanimously.

Violation Responses

6578 Shady Gate Lane - Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to rescind letter regarding rule #13 because this homeowner is grandfathered. Motion carried unanimously.

20282 Clear River Lane - Motion was made by Bob Paulhus, seconded by Sharlene Dunn to rescind letter regarding rule #13 because this homeowner is grandfathered. Motion carried unanimously.

Miscellaneous Repairs

Motion was made by Sharlene Dunn, seconded by Ken Carlfeldt to approve proposals to install four (4) NO TRESPASSING signs at a cost not to exceed \$800.00. Motion carried unanimously.

19816 White Springs

Motion was made by Sharlene Dunn, seconded by Ken Carlfeldt to approve proposal to repair caulk and paint wood on new door frame at a cost not to exceed \$150.00. Motion carried unanimously.

Stucco Repair

Motion was made by Sharlene Dunn, seconded by Ken Carlfeldt to approve proposals for Stucco repair from Tom Sisto at a cost not to exceed \$950.00. Motion carried unanimously.

Sinks & Faucets

Motion was made by Sharlene Dunn, seconded by Ken Carlfeldt to approve proposals from Tom Sisto for replacement of Sinks and Faucets at a cost not to exceed \$360.00. Motion carried unanimously.

Spa Heater Replacement

Motion was made by Sharlene Dunn, seconded by Ken Carlfeldt to approve a proposal from 1Stop Pools for a new heater at a cost not to exceed \$2,995.00. Motion carried unanimously.

20013 Apple Creek

Motion was made by Sharlene Dunn, seconded by Ken Carlfeldt to approve the proposal from PCW for deck repairs at a cost not to exceed \$2,100.00; Management will contact homeowner to advise association is willing to split the cost if they agree.

Bob Paulhus expressed concerns that the homeowners aren't maintaining the deck surfaces and they are over association property... Motion carried unanimously.

Handrail Proposal – Iron Works

The Board discussed and agreed to table until the July meeting. Management is to contact the homeowner to question why they are requesting the installation of the handrail.

Roofing Proposal - PCW

The Board discussed and agreed that the flat roof leak is under warranty, Gary Petty from PCW confirmed the warranty and the work will be done at no charge.

Miscellaneous

Motion was made by Sharlene Dunn, seconded by Ken Carlfeldt to approve the following items:

1. 20264 Green Hill – replace plant material due to allergy; at a cost not to exceed \$236.25
2. Put homeowner update forms on website
3. No code required for Fairmont Terrace slope/lack of planting.

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Attorney Status Report – Collections & Litigation

The Board reviewed the April 30, 2015 Delinquency report and March 2015 status report.

Reverse Water Proofing / Door Replacement

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to reverse their decision to do waterproofing around the door frame of 6561 Shady Gate. After discussing with Gary Petty from PCW it was determined that this is a door that has been needing to be replaced for 10 years and has just gotten worse over time.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:00 pm.

ATTEST

Respectfully Submitted by Lori Yarborough, President/CEO
StoneKastle Community Management, Inc.

APPROVED BY THE BOARD 7/6/15