

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 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 July 6, 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 6:35 PM by Sharlene Dunn, Board President.

OPEN FORUM There were 7 Homeowners that attended the meeting. Items discussed: People walking through the landscaping and the slopes, tree damage to patio slab(s), Time Warner Cable, Pool Furniture, and Large Item Pickups.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on June 1, 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 June 1, 2015 regular meeting minutes as presented, and acceptance of the financial statement for the period ending May 31, 2015. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn reported to the Board that she would like to hold a special hearing meeting for FOB deactivation due to the delinquent status on the account. Sharlene also discussed corrections on June Minutes.

TREASURERS REPORT Ken Carlfeldt, Treasurer reported as of May 31, 2015 reported there is \$534,882.00 in cash – more than April 2015, and reserves amount stayed about the same. Amount owed to HOA by the owners has decreased since last month.

MANAGER'S REPORT There is nothing to report at this time.

ARCHITECTURAL

20340 Ivy Hill Lane

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve replacement of the front door. Motion carried unanimously.

20374 Flower Gate Lane

Motion was made by Sharlene Dunn, seconded by Ricardo Perea to approve the Windor slider upon it meeting the specifications of a sliding glass door outlined in the current architectural guidelines. If the sliding glass door doesn't meet the current architectural guidelines, the owner will be responsible to replace their sliding glass door to a current listed door within the architectural guidelines. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

Shelly Fajardo advised she emailed the final draft of the CC&R's and By-Laws to Sharlene Dunn, who will forward it to Marilyn & Pam Moore.

NEW BUSINESS

Investment Forms

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to roll all 3 CD's into 12 month CD's at the same amounts.. Motion carried unanimously.

Remove Concrete at Pool Area

The Board discussed and agreed to call Brian at Concrete Hazard Solution to inquire about this issue and get more details on the proposal. Include additional information and proposal on the August agenda.

Wheel Stop Proposal

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve to replace four (4) broken wheel stops by AMS Paving for a total not to exceed \$350.00. Motion carried unanimously.

Miscellaneous Repairs

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

Waverly Glen and Flower Creek

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve repairs on Waverly Glen and Flower Creek at a cost not to exceed \$2060.00. Motion carried unanimously.

Repairs by PCW

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve proposal to repair a leak at gable area at 19832 Grace Haven for a cost not to exceed \$690.00, and to replace two (2) truss at 6437 Pepper Hill at a cost not to exceed \$480.00. The proposal for 6530 Woodburn was denied for Deck Repair; this issue is homeowner responsibility. Motion carried unanimously.

Repair to 20013 Apple Creek

The Board discussed and agreed that Management will call the homeowner to a hearing to discuss the option to split the cost for Deck Repairs.

Patio Furniture Proposal

The Board discussed and agreed that Shelley Fajardo will work on finalizing the order per the Boards previous approval not to exceed \$5,000.00.

20246 Green Hill Lane – Request for Reimbursement

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to deny reimbursement for the electrical panel that was repaired by the homeowner in the amount of \$755.00. Management will advise that Fairmont Hill is a FourPlex; therefore the Homeowner should contact their insurance company to have the costs covered since they advised they cover this type of building. Motion carried unanimously.

Miscellaneous

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

1. Smart Controller Rebates – Douglas Landscape and Management are working on the rebates.
2. Pool Furniture – Already addressed.
3. Homeowner Update Forms – How many units in compliance?
4. Fairmont Terrace slope lack of planting – Provided update to Board; Fairmont Terrace is not wanting to plant on slopes during drought.
5. Garage Door Replacement orders – Board discussed setting a deadline for the remainder of wood doors to be replaced by a certain date.

Attorney Status Report – Collections & Litigation

The Board reviewed the May 31, 2015 Delinquency report and May 2015 status report.

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Account #08508-1-088-1-Fob Activation Request/Payment Plan Request

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to deny reactivating FOB per delinquency status. In addition, payment plan was approved. Motion carried unanimously.

Account # 4960020841- Payment Plan Request

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the requested payment plan. Motion carried unanimously.

Account #4960853401 – Payment Plan Request

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to deny payment plan request; the Board approved a counter offer of \$530.00 per month. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:24 pm.

ATTEST

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

APPROVED BY THE BOARD 8/3/15