

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 3, 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 August 3, 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** There were 9 (nine) Homeowners that attended the meeting. Items discussed: tree roots, landscaping, water pooling on walkways, patio furniture, cameras, and solar panels.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on July 6, 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 July 6, 2015 regular meeting minutes as presented, and acceptance of the financial statement for the period ending June 30, 2015. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn reported to the Board that she has received parking complaints; YLWD cutting the water allowed for 120 units per meter (every meter in Yorba Linda is the same in the eyes of YLWD); lost fire insurance.
- TREASURERS REPORT** Ken Carlfeldt, Treasurer reported as of June 30, 2015 reported there is \$489,720.00 in operating – more than July 2015; and \$1,801,529.00 in reserves, amount went up from July 2015.
- MANAGER'S REPORT** Taryn Martin, Community Manager, reported on garage inspections and upcoming projects: termite, roof, and trees.

ARCHITECTURAL

6461 Horseshoe

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve replacement of windows and sliding glass door with Amerimax windows and New Horizon sliding glass door per the architectural guidelines. Motion carried unanimously.

20028 Waverly Glen

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the Milgard windows and Milgard sliding glass door except for the 3 panel window per the architectural guidelines. Motion carried unanimously.

6479 Shady Lawn

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve installation of a security door contingent upon it being all white. Motion carried unanimously.

20461 Elm Hill

Motion was made by Ken Carlfeldt, seconded by Shelly Fajardo to approve the replacement of windows and sliding glass door with Amerimax windows and New Horizon sliding glass door per the architectural guidelines. Motion carried unanimously.

20017 Apple Creek

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve installation of Milgard Styleline Windows per the architectural guidelines. Approval is pending receipt of city permit and proposal list. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

The Board discussed and agreed this item will be tabled to the September meeting

Proposal to Repair Concrete – Echo Hill Pool

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve a proposal as prepared by Concrete Hazard Solutions in regard to several areas of needed repairs at the Echo Hill Pool at a cost of \$2,650. Motion carried unanimously.

NEW BUSINESS

Maturing CD

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to roll the August maturing CD into a 12 month CD at \$100,000. Motion carried unanimously.

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Insurance Renewal Proposal

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve Sequoia short term package insurance, at a cost not to exceed \$25,602.00. Motion carried unanimously.

Draft Budget

The Board discussed and agreed to table this item to the September 2015 meeting. The budget committee will meet to discuss the 2016 budget.

Draft Reserve Study

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the draft reserve study as prepared by Advanced Reserve Solutions, Inc. The community is currently 59.65% funded according to the reserve study. Last year, the community was 59.95% funded. Motion carried unanimously.

Attorney Status Report-Collections & Litigation

The Board discussed and reviewed reports, no action taken.

Next Board Meeting

The Board discussed and agreed that the next board meeting will be held Tuesday, September 1, 2015 due to the Labor Day holiday.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:09 pm.

ATTEST

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

APPROVED BY THE BOARD 9/1/15