

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 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 September 1, 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 6:36 PM by Sharlene Dunn, Board President.
- OPEN FORUM** There were 3 (three) Homeowners that attended the meeting. Items discussed: insurance, porch lights, watering in community.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on August 3, 2015 to discuss member discipline, collections, contracts and legal matters.
- CONSENT CALENDAR** Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve the August 3, 2015 regular meeting minutes as presented, and acceptance of the financial statement for the period ending July 31, 2015 and Insurance ratification for 2015-2016, contingent upon the address within the insurance renewal to be updated to the pool address. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn reported to the Board that YLWD billing and usage, CC&R's and By-Laws have been provided by Pam Moore.
- TREASURERS REPORT** Ken Carlfeldt, Treasurer reported as of July 31, 2015 there is \$485,539.00 in operating and \$1,792,382.00 in reserves-down a little from the previous month. Accounts receivable increased from last month. Net income for the month was \$4,000.00.
- MANAGER'S REPORT** Taryn Martin, Community Manager, reported on the garage door project-a lot of doors have been replaced, bids out for tree trimming, gutter cleanout, roof inspections, termite inspections and holiday lighting.

ARCHITECTURAL There are no applications to be reviewed this month.

**UNFINISHED
BUSINESS**

Revisions of CC&R's & By-Laws

The Board discussed and agreed this item will be tabled to the October meeting in order to add the maintenance matrix.

Draft Budget

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

NEW BUSINESS

Concrete Damage at 6248 Flower Creek

The homeowner, along with Douglas Landscape inspected the open trenches and it was confirmed that tree roots are not present and did not lift her exclusive patio. This issue is being closed out.

Maturing CD

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve to roll each CD into 12 month CD's at the same amounts.

Landscape Improvement Proposal

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve a proposal from Douglas Landscape for drain installation near 20021 Ridge Manor at a price not to exceed \$1,278.44. Motion carried unanimously.

Stucco / Paint Proposal

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal offered by Tom Sisto for various stucco and paint repairs throughout the community, at a cost not to exceed \$3,500.00. Motion carried unanimously.

Enforcement and Fine Policy

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve to increase the maximum fine to \$1,000.00. Motion carried unanimously.

YLWD / Water Bills

The Board discussed the most recent water bills and penalties being assessed. Douglas Landscape is going to appeal penalties with YLWD and readjust controllers.

Attorney Status Report-Pamela Abbott Moore

Account 496085-4301-Motion was made by Shelley Fajardo, seconded by Ricardo Perea to deny the payment plan request and counter offer an initial payment of \$2,000.00 then \$600.00 a month which includes the monthly assessment. Motion carried unanimously.

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Account 496085-0171- Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to deny the payment plan request and counter offer an initial payment of \$1,000.00, then \$600.00 a month which includes the monthly assessment. Motion carried unanimously.

Account 280 - Motion was made by Shelley Fajardo, seconded by Ricardo Perea to deny the payment plan request and counter offer an initial payment of \$2,000.00 then \$660.00 a month until balance is paid off. Motion carried unanimously.

October Meeting Date

The Board discussed and agreed that the October Meeting will be held on October 14, 2015 at 6:30 p.m.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:42 pm.

ATTEST

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

APPROVED BY THE BOARD 10/14/15