

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
OCTOBER 14, 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 October 14, 2015 at 6:30 pm, at White Springs Clubhouse.

**PRESENT** Sharlene Dunn, President  
Shelley Fajardo, Secretary  
Ken Carlfeldt, Treasurer

Taryn Martin, StoneKastle Community Management, Inc.

**ABSENT** Bob Paulhus, Member  
Ricardo Perea, Vice President

**CALL TO ORDER** The meeting was called to order at 5:44 PM by Sharlene Dunn, Board President.

**OPEN FORUM** There were 5 (five) Homeowners and Doug and Reggie from Douglas Landscape that attended the meeting. Items discussed: Smart Controllers, YLWD, water allocations, and insurance coverage.

**EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on September 1, 2015 to discuss member discipline, collections, contracts and legal matters.

**CONSENT CALENDAR** Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve the September 1, 2015 regular meeting minutes as presented, and acceptance of the financial statement for the period ending August 31, 2015 and September 30, 2015. Motion carried unanimously.

**PRESIDENTS REPORT** Sharlene Dunn reported to the Board regarding the Water District appeal for increasing the water rates.

**TREASURERS REPORT** Ken Carlfeldt, Treasurer reported as of September 30, 2015 there is \$497,819.00 in operating and \$1,867,744.00 in reserves. Accounts Payable is \$194,494.00, Accounts Receivable is \$55,955.00, and Pre-Paid is \$36,406; expenses are under budget.

**MANAGER'S REPORT** Taryn Martin, Community Manager, reported on the upcoming projects that are on the agenda: Termite Inspection, roof inspection and tree trimming.

**ARCHITECTURAL**

19868 Ridge Manor Way

The Board ratified approval of the application to install Jeld Wen windows and a sliding glass door.

20367 Fallen Oak

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve Amerimax Portrait Series windows and New Horizon sliding glass door. Motion carried unanimously.

6461 Horseshoe Lane

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve this homeowner to change the existing front door. Motion carried unanimously.

**UNFINISHED  
BUSINESS**

Revisions of CC&R's & By-Laws

The Board discussed and agreed this item will be tabled to the January 2016 meeting.

Draft Budget

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to accept the budget prepared by the Budget Committee and approve to increase the 2016 monthly assessment to \$335.00. Motion carried unanimously.

**NEW BUSINESS**

Investment Form

The Board discussed investing a portion of the Union Bank operating funds which currently has a balance of \$464,393.88 to CIT bank. They would like to know more background information about this bank before making a decision. This item will be included on the November agenda.

Maturing CD

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve to roll the October 8, 2015 maturing CD in the amount of \$100,000.00 into 12 months with MSSB. Motion carried unanimously.

Proposal for Annual Termite Inspection

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve a proposal offered by The BugMan at a cost not to exceed \$33,480.00 to complete the annual termite inspection. Motion carried unanimously.

2015 Annual Roof Maintenance Proposal

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal offered by PCW to complete the annual roof maintenance inspection, at a cost not to exceed \$28,435.00. Motion carried unanimously.

Annual Gutter Cleaning Proposals

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal offered by CPR to complete the annual gutter cleaning at a cost not to exceed \$8,753.00. Motion carried unanimously.

Holiday Lighting Proposals

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve the proposal for LED lights offered by We Do Lights, at a cost not to exceed \$2,500.00. Motion carried unanimously.

Proposal for Concrete Repairs

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal offered by Concrete Hazard Solutions at a cost not to exceed \$2,450.00. Motion carried unanimously.

Audit/Tax Return Proposals

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve the proposal provided by VanDerPol & Company, at a cost not to exceed \$1,200.00. Motion carried unanimously.

Proposal for Holiday Tree Trash Bins

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve the proposal offered by Republic Services for the holiday trash bins at a cost not to exceed \$911.06. Motion carried unanimously.

Barbeques

The Board discussed the complaints regarding BBQ's in the community. Sharlene will add an article in the next Newsletter.

Tree Trimming Proposal

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal offered by Douglas Landscape to complete the annual tree trimming and tree removals at a cost not to exceed \$44,994.00 for trimming and \$7,910.00 for tree removals. Motion carried unanimously.

Stucco/Paint Repairs

The Board discussed and agreed that Sharlene would like to walk with Tom to discuss repairs that need to be made to the community. This will be tabled for the November meeting.

Attorney Status Report – Collections & Litigation

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve to file liens on the following 3 accounts. Motion carried unanimously.

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1. Account 4960853341 = \$1,802.24
2. Account 4960850691 = \$839.75
3. Account 4960853591 = \$837.88

**ADJOURN**            There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:23 pm.

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

**APPROVED BY THE BOARD 11/2/15**