

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 2, 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 November 2, 2015 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Shelley Fajardo, Secretary
Ken Carlfeldt, Treasurer
Bob Paulhus, Member (Arrived at 7:32 PM)
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Ricardo Perea, Vice President
- CALL TO ORDER** The meeting was called to order at 6:36 PM by Sharlene Dunn, Board President.
- OPEN FORUM** There were 4 (four) Homeowners that attended the meeting. Items discussed: rats, gutters, Echo Hill pump room door, and violations.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on October 14, 2015 to discuss member discipline, collections, contracts and legal matters.
- CONSENT CALENDAR** Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the October 14, 2015 regular meeting minutes with more details of Douglas Landscape presentation from last month regarding the smart irrigation controllers and avoiding the YLWD penalties. Management will revise October meeting minutes. The Financial Statement will be tabled until the December meeting. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn reported to the Board regarding the Pilot program that they are working on getting the flow control implemented on the smart irrigation controllers.
- Sharlene Dunn reported to the Board regarding Escrow Closings in Fairmont Hill. She stated that they have gone up in recent years with 24 in 2012, 23 in 2013, 42 in 2014, and 50 in 2015.
- Sharlene Dunn reported to the Board regarding Davis Stirling. She discussed an article she found in regard to second hand smoke with condominium owners winning a second hand smoke case. She also discussed an article regarding reckless driving within communities.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 2, 2015 - PAGE 2**

**TREASURERS
REPORT**

Ken Carlfeldt, Treasurer reported that the October financials have not been completed and that it will be included on the December 7, 2015 agenda for acceptance.

**MANAGER'S
REPORT**

Taryn Martin, Community Manager, reported on the annual projects that are on the agenda: Tree trimming, roof inspection, and termite inspection will start in November.

**ARCHITECTURAL
REVIEW**

20246 Green Hill Lane

Motion was made by Ken Carlfeldt, seconded by Shelly Fajardo to approve Milgard Styleline Series Windows and Milgard Styleline Series slider. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Investment Form

Motion was made by Shelly Fajardo, seconded by Bob Paulhus to approve to invest two \$100,000.00 CD's for 12 months with CIT Bank. Motion carried unanimously.

Stucco/ Paint Repairs

Motion was made by Shelly Fajardo, seconded by Bob Paulhus to approve, contingent upon Sharlene's inspection, the stucco repair proposal from Tom Sisto in a cost not to exceed \$4,300.00. Motion carried unanimously.

NEW BUSINESS

Maturing CD

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve to reinvest into a 12 month CD for the same amount, \$80,000. Motion carried unanimously.

Attorney Status Report-Collection and Litigation

The Board reviewed status reports and delinquency reports. No action needed at this time.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:39 pm.

ATTEST

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

APPROVED BY THE BOARD 12/7/15