

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 4, 2016
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 January 4, 2016 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 6:38 PM by Sharlene Dunn, Board President.

OPEN FORUM There were 2 (two) Homeowners that attended the meeting. Items discussed: Vector control, lamp post at the end of Cranberry.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on December 7, 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 December 7 2015 regular meeting minutes as presented. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn reported to the Board the Annual meeting information; the meeting was originally in March but is moved to April because it could be 30 days prior or after original date.

Sharlene Dunn reported to the Board Gutter cleanouts have been started with current board.

Sharlene Dunn reported he current board established committees and set guidelines for matching front doors, screen doors, windows, and garage doors; all in effect in 2004.

Sharlene Dunn reviewed towing out of reserve spots.

Sharlene Dunn reviewed to perhaps clean out gutters twice a year.

TREASURERS REPORT No report this month due to December financials have not been completed.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 4, 2016 - PAGE 2**

**MANAGER'S
REPORT**

Taryn Martin, Community Manager, reported to the Board that Management is working on wood surface painting project. Four vendors will walk the community to confirm the scope of work in order to provide competitive bids.

**ARCHITECTURAL
REVIEW**

6437 Pepper Hill

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve Milgard Styleline windows and Milgard Styleline slider, contingent upon the order form specifying windows and doors are retrofit.. 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 \$125,000.00. Motion carried unanimously.

2016 Maintenance Calendar

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the 2016 Maintenance calendar as drafted. Motion carried unanimously.

2016 Annual Meeting Information

The board discussed the following:

1. Annual meeting will be held at 6 p.m.. The regular meeting will be at 6:30 p.m. including open forum.
2. Record date of ownership: 15 days.
3. Approval of Agenda: A) Presentation to the membership outlining accomplishments for past year; goals for next year? B) Retiring Directors? Recognize?
4. Recommendation regarding excess funds Resolution: Transfer to Reserves: Any excess funds would be allocated to the Reserve Fund, thereby decreasing any future Reserve Fund contribution.
5. Appoint Linda Nelson as Ballot Inspector, Wendy as backup.
6. No Attorney presence needed.
7. Membership attending will determine an adjourned meeting date.

Review of Holiday Lighting Policy

The Board discussed and agreed there are no changes to be made at this time.

Attorney Status Report – Collections and Litigation

The Board discussed and agreed this will be tabled for the February Board Meeting.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 4, 2016 - PAGE 3**

6467 Amberwood

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt, to approve a proposal offered by Douglas Landscape to remove foliage in front of this homeowners' fence and replant, in the amount not to exceed \$319.30. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:01 pm.

ATTEST

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

APPROVED BY THE BOARD 2/1/16