

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MARCH 7, 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 March 7, 2016 at 6:00pm, at White Springs Clubhouse.

**PRESENT** Sharlene Dunn, President  
Ricardo Perea, Vice President (attended at 6:50p.m.)  
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 6:03 PM by Sharlene Dunn, Board President.

**PAINTING VENDORS** The 4 (four) following Painting vendors attended the meeting to discuss the painting project for all of the exterior wood surfaces, wrought iron fencing, etc:

Chad Triplett	Triplett Painting
Jeff Hutton	Hutton Painting
Mark / Sarah	PrimeCo. Painting
Bryan	Pilot Painting

**OPEN FORUM** There were (4) four homeowners that attended the meeting. One of which was homeowner from 6478 Shady Lawn Drive, she attended with the window vendor with feedback on the triple window that was denied at last month's meeting. Topics also included the upcoming Presidential election.

**EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on February 1, 2016 to discuss member discipline, collections, contracts and legal matters.

**CONSENT CALENDAR** Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the February 1, 2016 regular meeting minutes as presented. Motion carried unanimously.

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve and financial statement for the period ending January 31, 2016. Motion carried unanimously.

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**PRESIDENTS  
REPORT**

Sharlene Dunn provided an update to the Board regarding attending the CAI meeting; topic is ARC issues, Fire Lanes in alley ways, CC&R exclusive use; new law for 2016, updates on water board; YLWD is making \$1,000/mo. and rates may go up again.

**TREASURERS  
REPORT**

Ken Carlfeldt, Treasurer reported as of January 31, 2016 reported there is \$528,094 in cash, \$1,996,468 in reserves, and \$237,007 in delinquencies.

**MANAGER'S  
REPORT**

Taryn Martin, Community Manager, reported to the Board regarding prepping for the community wide paint project.

**ARCHITECTURAL  
REVIEW**

20347 Flower Gate Lane

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve this homeowner to replace their existing windows and a sliding door with Milgard Styleline windows and a Milgard Styleline sliding glass door. Motion carried unanimously

**UNFINISHED  
BUSINESS**

Revisions of CC&Rs & By-Laws

The Board discussed that this will be tabled to the April meeting.

**NEW BUSINESS**

Maturing CD

Motion was made by Shelly Fajardo, seconded by Ken Carlfeldt to approve to roll the \$100,000.00 CD for 12 months. Motion carried unanimously.

Investments

Motion was made by Shelly Fajardo, seconded by Ricardo Perea to approve to take the \$80,000.00 from the April 1, 2016 maturing CD with \$45,000.00 from reserves money market to invest in the Deutsche Strategic Government Securities. Motion carried unanimously.

Painting Project

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve Hutton Painting for \$249,000.00 and \$10,000.00 for stucco repairs. Management is to inquire if they can power wash garage doors and vinyl fences. Motion carried unanimously.

Concrete Repair

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve Brooker Associates for a cost not to exceed \$1,950.00. Motion carried unanimously.

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Garage Doors

An inspection of the community will be completed in order to call any owners into an April hearing that do not install metal approved doors by the April deadline.

LED lights

Management will contact Comet Lighting to inquire about LED options for the community - comparable to existing lights.

Election Rules

The Board discussed enforcing to suspend voting rights for delinquent owners.

Attorney Status Report – Collections and Litigations

**Account 4960854121** - Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve a lien for \$1,269.90. Motion carried unanimously.

**Account 4960850361** - Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve a lien for \$741.50. Motion carried unanimously.

**ADJOURN**

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

**ATTEST**

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

**APPROVED BY THE BOARD 5/11/16**