

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 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 April 4, 2016 at 6:00pm, at White Springs Clubhouse.

PRESENT Sharlene Dunn, President
Bob Paulhus, Member
Shelley Fajardo, Secretary

Taryn Martin, StoneKastle Community Management, Inc.

ABSENT Ricardo Perea, Vice President
Ken Carlfeldt, Treasurer

CALL TO ORDER The meeting was called to order at 7:23 PM by Sharlene Dunn, Board President.

OPEN FORUM There were (12) twelve homeowners that attended the meeting. Topics included pest control, skateboarding and coyotes.

EXECUTIVE SESSION Management reported that there was an Executive Session of the Board of Directors on March 7, 2016 to discuss member discipline, collections, contracts and legal matters.

CONSENT CALENDAR After Discussion, the Board agreed to table the March 7, 2016 regular meeting minutes for the May meeting.

Motion was made by Shelley Fajardo, seconded by Sharlene Dunn to accept the financial statement for the period ending February 29, 2016. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn provided an update to the Board regarding ballots for LAMD; they will be sent out soon in regard to maintenance assessments. Significant increases will be made of people don't vote against it. Discussion also included the painting project that will start next week by Hutton Painting. Wood repairs will also be completed along with the painting project.

TREASURERS REPORT Ken Carlfeldt, Treasurer was absent; nothing to report.

MANAGER'S REPORT Taryn Martin, Community Manager, reported the inspection of wooden garage doors that haven't been replaced as of 4/1/16 are 30 in total. 6 owners have contacted management to inform they have ordered the doors and will be installed within (2) two weeks.

**ARCHITECTURAL
REVIEW**

20246 Green Hill Lane

Motion was made by Shelley Fajardo, seconded by Bob Paulhus to approve this homeowner to replace their existing windows and a sliding door with (4) four retrofit Milgard Styleline windows and (1) one retrofit Milgard Styleline sliding glass door. Motion carried unanimously

6448 New Gate Way

Motion was made by Shelley Fajardo, seconded by Bob Paulhus to approve this homeowner to replace their sliding door with one Milgard Styleline retrofit sliding glass door. Motion carried unanimously

**UNFINISHED
BUSINESS**

Revisions of CC&Rs & By-Laws

The Board discussed that management will have a meeting with Pam Moore on Wednesday April 6, 2016 to finalize CC&R's and ByLaws.

NEW BUSINESS

Draft Audit

Motion was made by Bob Paulhus, seconded by Shelley Fajardo to accept the draft audit provided at the Board meeting. Motion carried unanimously.

Reserve Study Proposals

Motion was made by Bob Paulhus, seconded by Shelley Fajardo to approve ARS for an onsite reserve inspection at cost not to exceed \$925.00. Motion carried unanimously.

Concrete Repair Proposal – 20039 Waverly Glen

Motion was made by Shelley Fajardo, seconded by Bob Paulhus to approve a proposal provided by Concrete Hazard Solutions for the repair of the concrete walkway near the garage door at this home, at a cost not to exceed \$1550.00. Motion carried unanimously.

Attorney Status Report – Collections and Litigations

Account 4960851611 - Motion was made by Shelley Fajardo, seconded by Bob Paulhus to approve a lien for \$708.30. Motion carried unanimously.

Change Meeting Date

Motion was made by Shelley Fajardo, seconded by Bob Paulhus to approve to change the monthly meeting date to the 3rd Tuesday of each month.

Volleyball Court

After discussion, the Board decided they will discuss to change out the volleyball court at the May meeting.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:17 pm.

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ATTEST

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

APPROVED BY THE BOARD 5/11/16