

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 11, 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 May 11, 2016 at 6:00pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Ken Carlfeldt, Treasurer
Shelley Fajardo, Secretary
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Bob Paulhus, Member
- CALL TO ORDER** The meeting was called to order at 6:36 PM by Sharlene Dunn, Board President.
- OPEN FORUM** There were six (6) homeowners that attended the meeting. Topics included: painting project, dry-rot project, volleyball court, dryer vents and parking.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors on April 4, 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 March 7, 2016 regular meeting minutes. Motion carried unanimously.
- Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the April 4, 2016 regular meeting minutes. Ricardo Perea abstained. Motion carried.
- Motion was made by Ricardo Perea, seconded by Shelley Fajardo to accept the financial statement for the period ending March 31, 2016. Motion carried unanimously.
- Motion was made by Ricardo Perea, seconded by Shelley Fajardo to accept the financial statement for the period ending April 30, 2016. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn provided an update to the Board regarding AB1720 – it failed and means residents cannot attend meeting with their personal attorneys. AB1799 passed – involves elections. She met with Pam Moore, Esq. to discuss the proposed maintenance chart for the Association; there are still revisions that need to be made.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 11, 2016 - PAGE 2**

**TREASURERS
REPORT**

Ken Carlfeldt, Treasurer reported as of April 30, 2016 reported there is \$639,334 in cash and \$2,113,254 in reserves.

**MANAGER'S
REPORT**

Taryn Martin, Community Manager, reported the painting project is still on schedule and proposals are being requested for the needed gutter repairs throughout the community.

**ARCHITECTURAL
REVIEW**

20180 Clear River Lane

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve this homeowner to replace their existing windows and a sliding door with (4) four retrofit Amerimax Portrait Series windows and (1) one retrofit Amerimax New Horizon sliding glass door. Motion carried unanimously

20246 Clear River Lane

This request is being handled by Time Warner. New cable lines have to be installed to connect the cable for this unit.

20327 Cranberry Lane

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve this homeowner to replace the screen on their front door with Option 1, Lowe's brand that is \$98.00. Motion carried unanimously.

6472 Shady Lawn Drive

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

6466 Olive Branch

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve this homeowner to replace their existing windows and sliding glass door with four (4) Amerimax Portrait Series windows and (1) one retrofit Amerimax New Horizon sliding glass door. Motion carried unanimously

20258 Clear River Lane

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve this homeowner to replace their existing AC unit with a 2.5 ton unit utilizing existing lines. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&Rs & By-Laws

The Board requested this item be tabled to the June 8, 2016 for further discussion.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 11, 2016 - PAGE 3**

Volleyball Court

The Board requested this item be tabled to the June 8, 2016 for further discussion.

NEW BUSINESS

Architectural Guidelines

The Board requested this item be tabled to the June 8, 2016 for further discussion.

Landscape Proposals

Motion was made by Ken Paulhus, seconded by Ricardo Perea to approve two landscape improvements proposals for the Grace Haven cul-de-sac and the Grace Haven slope totaling \$4,859.75. Motion carried unanimously.

Pool Furniture Proposal

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve a proposal provided by Patio Furniture Refinishers for 8 strap chairs, 2 lounge tables and 15 chaise lounges totaling \$8,025.28. Motion carried unanimously.

Attorney Status Report – Collections and Litigations

No liens to approve this month.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:05 pm.

ATTEST

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

APPROVED BY THE BOARD 6/8/16