

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 13, 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 July 13, 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 6:40 PM by Sharlene Dunn, Board President.
- OPEN FORUM** 10 Homeowner's were present, discuss Board Member attendance, patio umbrellas, patrol, landscaping, roof ventilation and watering.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors June 8, 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 June 8, 2016 regular meeting minutes. Motion carried unanimously.
- Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to accept the financial statement for the period ending June 30, 2016. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn provided an update regarding that city permits are required for new duct work when installing new AC units, YLWD has lifted penalties. A new law is being enforced for pools; chemicals must be checked every day, information regarding an active shooter seminar held at the community center will be included with the July newsletter; and what to do with old board reports, give it to management, shred it or store it.

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**TREASURERS
REPORT**

Ken Carlfeldt, Treasurer reported as of 6/30/16 the operating balance is \$715.842, total with reserves is \$2,113,254 and there is a total of \$202,054 in delinquencies.

**MANAGER'S
REPORT**

Taryn Martin, Community Manager, reported about the title 22 update, patio furniture, and insurance renewing and prepping for the 2017 budget.

**ARCHITECTURAL
REVIEW**

20073 Waverly Glen

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve installation of Milgard Styleline windows and an Amerimax sliding glass door. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&Rs & By-Laws

President Sharlene Dun updated the board that Pam Moore is adding in a rule pertaining to short term rentals. The Board requested Management speak to Pam about setting a date in September to hold the town hall meeting. The Board would like it to be held onsite and on a Saturday morning.

Volleyball Court

CPR has submitted a proposal, PCW is not bidding on the project, Douglas Landscape has not provided their proposal, this is tabled until the August agenda.

NEW BUSINESS

Investments- Maturing CD & Money Market Account

Motion made by Shelley Fajardo, seconded by Ken Carlfeldt to roll the 8/25/16 maturing CD for another 12 months. Motion carried unanimously.

Smart Controllers

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve Douglas landscape to install Flow Sensors and Master Valves to Smart Controllers NTE \$9,785.80. Motion carried unanimously.

Patio Umbrellas

Tabled until August agenda for Board to further discuss.

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Proposal to Replace Broken Wheel stops

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve Shamrock paving NTE \$980.00 to replace 22 broken wheel stops. Motion carried unanimously.

Proposal to Clean Out Main Sewer Drains

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve Scott English Plumbing bid NTE \$9,300. Motion carried unanimously.

Draft Reserve Study

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the draft reserve study as prepared by Advanced Reserve Solutions. Motion carried unanimously.

Proposal for Dry Rot Repairs – Buildings 117-124

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve PCW NTE \$15,620. Motion carried unanimously.

Attorney Status Report- Collections & Litigation

No liens to be approved at this time.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:56 pm.

ATTEST

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

APPROVED BY THE BOARD 8/10/16