

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 10, 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 August 10, 2016 at 6:00pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President  
Ricardo Perea, Vice President- called in  
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 6:35 PM by Sharlene Dunn, Board President.
- OPEN FORUM** 8 Homeowner's were present, discuss landscaping, parking, wood repairs, painting, rodent control and violations.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors July 13, 2016 to discuss member discipline, collections, contracts and legal matters.
- CONSENT CALENDAR** Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve the July 13, 2016 regular meeting minutes and Financial Statement for the period ending on July 31, 2016. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn provided an update regarding inspections be completed prior to the close of each escrow, CAI just defeated the request for owners to allow attorneys to attend board meeting with them, and stains on the new pool furniture.
- TREASURERS REPORT** Ken Carlfeldt, Treasurer reported as of 7/31/16 the operating balance is \$752,731, total with reserves is \$1,864,029 and delinquencies are lower \$133,018. Total is \$191,000.

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 10, 2016 - PAGE 2**

**MANAGER'S  
REPORT**

Taryn Martin, Community Manager, reported on the painting, all buildings are done, Hutton Painting is working on the pools and going back to paint the wood that is being replaced by PCW. Wood repairs will be completed by PCW next Wednesday. The tree trimming proposal should be on the next meeting agenda.

**ARCHITECTURAL  
REVIEW**

6479 Pepper Hill

Motion was made by Shelley Fajardo, seconded Ricardo Perea to approve the new 2 ton AC unit utilizing the same conduit lines. Motion carried unanimously.

**UNFINISHED  
BUSINESS**

Revisions of CC&Rs & By-Laws

Tabled to September. Management provided documents to the BOD as provided by Pamela Moore for the Boards records.

Volleyball Court

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to remove this item from the agenda. Motion carried unanimously.

Patio Umbrellas

The Board reviewed the original architectural guidelines that Sharlene brought to the meeting. The Board requested this item be tabled until September meeting.

**NEW BUSINESS**

Investments- Maturing CD & Money Market Account

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve to roll both maturing September 30, 2016 CD's for 12 months. Motion carried unanimously.

Draft Budget

Evaluate budget for wood replacement. The Board decided to table this item to the September meeting.

Insurance Renewal Proposal

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve insurance renewal proposal for 2016-2017 with a premium of \$93,623.60. Motion carried unanimously.

Bounce Houses

Board discussed the topic of bounce houses. Ask Pam Moore if they can just add bounce houses in the rules without a 30 day comment. Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 10, 2016 - PAGE 3**

include that bounce houses are not allowed on property. Motion carried unanimously.

Proposal for Title 22 Pool/Spa Service

The Board requested to table this item to the September meeting.

Proposal for Main Sewer Line Repairs

Motion was made by Shelley Fajardo, seconded by Ken Carlfieldt to approve Scott English Plumbing proposal NTE \$9,415 for main sewer line repairs. Motion carried unanimously.

Attorney Status Report- Collection & Litigation

Liens to be Approved

- 1) Motion was made by Ken Carlfieldt, seconded by Shelley Fajardo to approve a lien on account 4960854142. Motion carried unanimously.
- 2) Motion was made by Ken Calfedlt, seconded by Shelley Fajardo to approve a lien on account 4960852561. Motion carried unanimously.
- 3) Motion was made by Ken Calfedlt, seconded by Shelley Fajardo to approve a lien on account 4960851691. Motion carried unanimously.

Account Write Off

- 1) Motion was made by Shelley Fajardo, seconded by Ken Carlfieldt to deny an account write off for Account 4960852751. Motion carried unanimously.
- 2) Motion was made by Shelley Fajardo, seconded by Ken Carlfieldt to deny an account write off for Account 4960850391. Motion carried unanimously.
- 3) Motion was made by Shelley Fajardo, seconded by Ken Carlfieldt to deny an account write off for Account 4960853521. Motion carried unanimously.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:15 pm.

**ATTEST**

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

**APPROVED BY THE BOARD 9/14/16**