

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 12, 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 October 12, 2016 at 6:00 pm, 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 6:37 PM by Sharlene Dunn, Board President.
- OPEN FORUM** Homeowners were present to discuss; Pool furniture, CC&R's and Bylaws, and Architectural Application.
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors September 14, 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 Regular Minutes from September 14, 2016 and to accept the financial statement for the period ending September 30, 2016. Motion carried unanimously.
- PRESIDENTS REPORT** Jared informed Sharlene that the new street signs are in and will be installed this week. Parking in front of the garages is still an issue. Talked about adding signs to the buildings near garages. The Clubhouse application needs to be revised with insurance requirement. Landlords need to have tenants complete and submit their homeowner update sheet every year.
- TREASURERS REPORT** The financials as of 9/30/16- \$524,624 in the operating account and \$1,854,257 are in the reserves. It is almost the same as last month, the delinquencies have increased slightly.

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**MANAGER'S
REPORT**

The wood repairs are wrapping up, tree trimming will begin next week and the painting project has been completed.

**ARCHITECTURAL
REVIEW**

20467 Cherry Gate Lane- AC unit

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the architectural application to install a 2.5 ton AC unit utilizing the existing conduit lines. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Revisions of CC&Rs & By-Laws

The return date for ballot is Wednesday 2/8/17. Mail the ballot out by 10/19/16; however clarify quorum requirements with Pam Moore's office.

Volleyball Court

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

Patio Umbrellas

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve adding specifications regarding patio umbrellas into the current architectural guidelines. 1) Must be neutral in color. 2) Cannot be a pagoda or any type of four poster structure. 3) Cannot be attached to building or vinyl fence. 4) Must be bound when not in use. 5) Cannot extend into common area. Motion carried unanimously.

Draft Budget

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve to keep monthly assessment at \$335.00/month for 2017. Motion carried unanimously.

Proposal for Title 22 Pool/Spa Services

Motion was made by Ricardo Perea seconded by Shelley Fajardo to implement daily testing by 1st Stop Pools for Title 22. Motion carried unanimously.

Proposal for Siding & Trim Repairs at White Springs Pool

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve PCW's proposal NTE \$25,655 for the White Spring's clubhouse building project. Motion carried unanimously.

NEW BUSINESS Investments- Maturing CD

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

Small Claims

Sharlene discussed the Association's options to pursue delinquent accounts through small claims court. Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve to pursue an account delinquent by 60 days in small claims court via Pam Moore's office. Motion carried unanimously.

Landscape Maintenance

Sharlene discussed the issue of owner's planting their own plants in the common area landscape beds. The Association has the right to remove any plants planted by owners that have been placed in the common area landscape beds.

Architectural Guidelines & Flag Poles

Table to November.

Proposal for 2016 Audit and Tax Return

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve VanDerPol and Company NTE \$1,200. Motion carried unanimously.

Proposal for Annual Roof Maintenance

Motion was made Shelley Fajardo seconded by Ricardo Perea to approve PCW's proposal NTE \$31,442. Motion carried unanimously.

Proposal for Annual Tree Trimming

Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve Douglas Landscape NTE \$41,990. Motion carried unanimously.

Proposal for FHA Certification

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve FHA Review proposal NTE \$765.00. Motion carried unanimously.

Proposal for Holiday Lighting

Motion was made by Ricardo Perea seconded by Shelley Fajardo to approve We Do Lights proposal NTE \$1,400. Motion carried unanimously.

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Proposal for Annual Gutter Cleaning

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve CPR's proposal Option 1 NTE \$9,264. Motion carried unanimously.

Attorney Status Report- Collection & Litigation

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve a lien on account 4960851901 delinquent in the amount of \$1,154.91. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:28 pm.

ATTEST

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

APPROVED BY THE BOARD 11/9/16