

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 14, 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 December 14, 2016 at 6:00 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Ken Carlfeldt, Treasurer
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Bob Paulhus, Member
Shelley Fajardo, Secretary
- CALL TO ORDER** The meeting was called to order at 6:32 PM by Sharlene Dunn, Board President.
- OPEN FORUM** Four (4) Homeowners were present to discuss; violations and window vendors
- EXECUTIVE SESSION** Management reported that there was an Executive Session of the Board of Directors November 9, 2016 to discuss member discipline, collections, contracts and legal matters.
- CONSENT CALENDAR** Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the Regular Minutes from November 9, 2016 and to accept the financial statement for the period ending November 30, 2016. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn reported the inauguration of 4 new water board member's took place this week. The city held a hearing for church across Fairmont Blvd to turn it into a school, it was approved. Attend the CAI legal update. Checked with the city to see what the standard is to install a flag pole in the ground. Need a city permit and a structural engineer report.

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**TREASURERS
REPORT**

Ken Carlfeldt reported that the financials as of 11/30/16 stand as: Operating has a balance of \$767,571; Reserve account has a balance of \$1,886,538. The delinquencies add up to \$43,000, the net income is \$23,135 and the reserve expenditures are \$44,716.

**MANAGER'S
REPORT**

Taryn reported that The Bug man completed the 2016 termite and wood inspection. It has been provided to PCW who will put together the wood proposal. The Trash Bins will be delivered on 12/26 and ½ for Christmas tree disposal.

**ARCHITECTURAL
REVIEW**

20364 Ivy Hill Lane

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to table until January meeting to allow the owners to provide a drawing and samples of what they want to install. Request the owners have the drawings done by an architect and they would need to submit their request to the city to get a city permit. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Architectural Guidelines; Flag Poles and Wind Chimes

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve that Flag Poles need a city permit, engineer report, architectural application and meets all requirements of the city and the Association guidelines. Wind Chimes have no specific rule to be set; violations or complaints already fall under the CC&R, noise nuisance rule. Motion carried unanimously.

Proposal for Pool Furniture

Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve new pool furniture NTE \$5,459 plus tax. Motion carried unanimously.

Address Signs

Table to January.

NEW BUSINESS

Investment Form

1) Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve to roll over 12 months at \$100,000 for the 1/6/17 maturing CD. Motion carried unanimously.

2) Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve to roll over at \$125,000 for the 1/27/17 maturing CD. Motion carried unanimously.

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Proposal for Concrete Repair

Motion was made by Sharlene Dunn seconded by Ken Carlfeldt to approve Concrete Hazard Solutions to replace the walkway in front of 6479 Olive Branch NTE \$1,490 taken from Reserves account item #9610. Motion carried unanimously.

Proposal for Stair Treads

Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve PCW to replace the damage concrete stair treads on stairways to the upstairs units NTE \$9,870 taken from the Reserves account item #9610. Motion carried unanimously.

Attorney Status Report- Collections and 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 7:55 pm.

ATTEST

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

APPROVED BY THE BOARD 1/11/17