

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 8, 2017
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 February 8, 2017 at 6:00 pm, 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 6:32 PM by Sharlene Dunn, Board President.
- BALLOTS FOR CC&R
BYLAWS** 132 valid ballots and 7 invalid ballots have been submitted. The Board requested Management send ballots to the Homeowners that have not submitted their ballots to date.
- OPEN FORUM** Three (3) Homeowner's were present. Topics discussed included: landscaping maintenance, parking issues – owner's not utilizing garages for parking, window replacement process.
- EXECUTIVE
SESSION** Management reported that there was an Executive Session of the Board of Directors January 11, 2017 to discuss member discipline, collections, contracts and legal matters.
- CONSENT
CALENDAR** Motion was made by Ricardo Perea seconded by Shelley Fajardo to approve Regular Meeting Minutes from January 11, 2017 meeting with the following revisions: revise annual meeting item to include transfer of funds is a recommendation of the Board. Move "Dry Rot Proposal from PCW" and "Email Termite Report" from November to December. Motion carried unanimously.
- Motion was made by Ricardo Perea seconded by Shelley Fajardo to accept the December 31, 2017 and January 31, 2017 financial statements. Motion carried unanimously.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 8, 2017 - PAGE 2**

**PRESIDENTS
REPORT**

Sharlene Dunn reported Pamela Moore provided the correct maintenance matrix for the community follow which specifies responsibility between the community and the Homeowners.

**TREASURERS
REPORT**

Ken Carlfeldt reported the December 31, 2017 financial statement had \$532, 092.00 in the cash deposits and \$1,866,359 in reserves and investments. Delinquencies for the month increased. He also reported according to the January 31, 2017 financial statement, there was \$593,473 in cash deposits and \$1,913,837 in reserves and investments.

**MANAGER'S
REPORT**

Taryn reported that Douglas Landscape is still working on trimming the trees throughout the community. PCW is coming back to the community to paint the final color on the White Springs Clubhouse building.

**ARCHITECTURAL
REVIEW**

None at this time.

**UNFINISHED
BUSINESS**

Address Signs above Garages

The Board requested the vendors provide pricing specifically to install two number signs via epoxy above the garages. Place on March agenda.

NEW BUSINESS

Proposal to Replace Pool/Spa/Deck Mastic

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the proposal as received by 1st Stop Pools to replace the mastic at the pools/spas/decks for both pool areas at a cost NTE \$12,512.50. Motion carried unanimously.

Review of Holiday Lighting Policy

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to revise the current policy to include, "No blow ups or motorized decorations are allowed on common or exclusive use area which may interfere with neighbor's quiet enjoyment regardless of the time.

The new rule addition to the policy will be mailed out to the residents for a 30 day comment period to be reviewed at the April 12, 2017 regular board meeting. Motion carried unanimously.

Investment Form

Regarding the Union Bank Operating Account. Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve two \$80,000 CD's for 12 months starting on March 1, 2017. Motion carried

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 8, 2017 - PAGE 3**

unanimously.

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve to keep the money market as is with a balance of \$327,075.41, over the FDIC limit. Motion carried unanimously.

Mailboxes

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to deny modifying the current mailboxes to add a cover to protect it from the weather. Motion carried unanimously.

Attorney Status Report- Collection and Litigation

The Board reviewed the January 31, 2017 delinquency report and attorney reports. No liens to be approved this month.

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, President, StoneKastle Community Management, Inc.

APPROVED BY THE BOARD 3/8/17