

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 12, 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 April 12, 2017 at 6:00 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Ken Carlfeldt, Treasurer
Bob Paulhus, Member
- Taryn Martin, StoneKastle Community Management, Inc.
Allan Schein, StoneKastle Community Management, Inc.
- ABSENT** Shelley Fajardo, Secretary
- CALL TO ORDER** The meeting was called to order at 6:32 PM by Sharlene Dunn, Board President.
- BALLOTS FOR
CCRs & BYLAWS** Adjourned to next month.
- OPEN FORUM** Seven (7) Homeowners were present. Topics discussed included: arch apps, parking, visitor parking, parking permits, election.
- EXECUTIVE
SESSION** Management reported that there was an Executive Session of the Board of Directors March 8, 2017 to discuss member discipline, collections, contracts and legal matters.
- CONSENT
CALENDAR** Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve the Regular Meeting Minutes from March 8, 2017 and to accept the Financial Statement for the period ending March 31, 2017. Motion carried unanimously.
- PRESIDENTS
REPORT** Sharlene Dunn reported the epidemic of the zika virus is becoming present, need to control cleanliness of patio areas. Sharlene will include an article in the newsletter. There is an option to DNA test dogs within the community and then determine who is not picking up after their dogs.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 12, 2017 - PAGE 2**

**TREASURERS
REPORT**

Ken Carlfeldt reported the Operating account as of 3/31/17 has a balance of \$512,881. The Reserve account as of 3/31/17 has a balance of \$2,005,394. Delinquencies have decreased for the month and the Net income is \$34,505.

**MANAGER'S
REPORT**

Taryn reported that there were only 33 homeowner information sheets for 2016 and 2017. A Notice was mailed to all off site owners who have not submitted forms. FHA certification was renewed to 2019.

**ARCHITECTURAL
REVIEW**

20353 Fallen Oak

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve for Milgard Styleline windows and Styleline patio slider to be installed. Motion carried unanimously.

20321 Flower Gate

Motion was made by Ken Carlfedlt seconded by Ricardo Perea to approve for Milgard Styleline windows and Styleline patio slider to be installed. Motion carried unanimously.

20003 Waverly Glen

Motion was made by Bob Paulhus seconded by Ricardo Perea to approve front door and security door per the submitted application. Motion carried unanimously.

20005 Clear River Lane

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve Amerimax portrait series windows and Amerimix new horizon slider to be installed. Motion carried unanimously.

20002 Waverly Glen

Motion was made by Bob Paulhus seconded by Ken Carlfeldt to approve Milgard Styleline windows and Milgard Styleline patio slider to be installed. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Address Signs above Garages

Table to May. Get additional bid from Fast Signs.

Patio Areas/Lights

Motion was made by Ricardo Perea seconded by Bob Paulhus to approve for management to send letters and an architectural application to residents that currently have white lights installed within their patio cover. Board will review architectural application on

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 12, 2017 - PAGE 3**

a case to case basis. Sharlene Dunn abstained.

NEW BUSINESS

Proposal for Reserve Study

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve ARS with an onsite inspection NTE \$925. Motion carried unanimously.

Proposal for Landscape Improvements

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the proposal for landscape improvements by Douglas Landscape at a cost NTE \$519.00. Motion carried unanimously.

Proposed Rules & Regulations & Holiday Lighting Policy

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve and adopt rule mailer as sent to the membership. Bob Paulhus abstained. Motion carried.

Landscape

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to deny the homeowners request to change the contract with Douglas Landscape by adding additional men to the crew. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:13 pm.

ATTEST

Respectfully Submitted by Taryn Martin, President, StoneKastle Community Management, Inc.

APPROVED BY THE BOARD 5/10/17