

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 10, 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 May 10, 2017 at 6:00 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ken Carlfeldt, Treasurer
Shelley Fajardo, Secretary
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Bob Paulhus, Member
Ricardo Perea, Vice President
- CALL TO ORDER** The meeting was called to order at 6:34 PM by Sharlene Dunn, Board President.
- BALLOTS FOR
CCRs & BYLAWS** Adjourned to next month.
- OPEN FORUM** Five (5) Homeowners were present. Topics discussed included: roof leaks, windows and sliding doors, landscaping, vinyl fencing, jacuzzi and parking.
- EXECUTIVE
SESSION** Management reported that there was an Executive Session of the Board of Directors April 12, 2017 to discuss member discipline, collections, contracts and legal matters.
- CONSENT
CALENDAR** Motion was made by Ken Carlfeldt seconded by Sharlene Dunn to approve the Regular Meeting Minutes from April 12, 2017 and to accept the Financial Statement for the period ending April 30, 2017. Motion carried unanimously.
- PRESIDENTS
REPORT** Sharlene Dunn showed Common Ground magazine to the Board about an article on how to manage animals within the community. One suggestion in the magazine was for owners to pay a "pet fee" to cover doggie stations or to hire a service to pick up after the dogs. The Board works on multiple issues at a time and they are not only tracking one task. There is a leak with the plumbing at the White Springs Pool. A homeowner requested a plumbing referral; Sharlene will include an article in the next newsletter to ask Homeowners who

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they use to compile a recommendation list.

**TREASURERS
REPORT**

Ken Carlfeldt reported the Operating account as of 4/30/17 has a balance of \$514,180. The Reserve account as of 4/30/17 has a balance of \$2,049,300. Delinquencies \$183,921.

**MANAGER'S
REPORT**

Taryn reported that PCW just confirmed the annual deck inspections for the upstairs units. The reserve study is currently in progress.

**ARCHITECTURAL
REVIEW**

20026 Waverly Glen- Patio lighting
Tabled to next month.

20479 Cherry Gate
Motion was made by Ken Carlfeldt seconded by Shelley Fajardo to approve Milgard style line windows and a Milgard style line slider to be installed. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Address Signs above Garages
The board is requesting samples from the vendors and clarifications on epoxy and to ask Hutton Painting how to attach to the stucco. Table to next month.

NEW BUSINESS

CD Investment
Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve to roll the maturing June 5, 2017 CD in the amount of \$100,000 for 12 months. Motion carried unanimously.

Proposal Dry Rot/Termite Damages
Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the PCW proposal for dry rot/termite damage at 6249 Flower Creek Lane NTE \$1,085. Motion carried unanimously.

Proposal for Vinyl Fence Repair
Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve Vinyl Fence America to install new fencing at 20267 Fern Creek Lane NTE \$1,060. Motion carried unanimously.

Proposal for Echo Hill Entrance Lights
Board requests proposal from Comet Lighting be revised to have 4 flood lights, and get a second proposal and place on the June agenda.

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Attorney Status Report- Collections and Litigation

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve to write off the account balance for the prior homeowner at 20338 Cranberry Lane. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:57 pm.

ATTEST

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

APPROVED BY THE BOARD 6/14/17