

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 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 July 12, 2017 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ken Carlfeldt, Treasurer
Derek Bounder, Member
Shelley Fajardo, Secretary
- Taryn Martin, StoneKastle Community Management, Inc.
Allan Schein, StoneKastle Community Management, Inc.
- ABSENT** Ricardo Perea, Vice President
- CALL TO ORDER** The meeting was called to order at 6:40 PM by Sharlene Dunn, Board President.
- BALLOTS FOR
CC&R & BYLAWS** Designated time for the ballot counting and implementation of the new CC&R's and ByLaws.
- EXECUTIVE
SESSION** Management will disclose there was an Executive Session held on June 14, 2017 to discuss member discipline, collections, contracts and legal matters.
- CONSTANT
CALENDAR** Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve Regular Meeting Minutes from June 14, 2017 meeting and accept the financial statement for the period ending on June 30, 2017. Motion carried unanimously.
- PRESIDENTS
REPORT** Sharlene Dunn reported that she attended a CAI event from a couple weeks ago. She attend some educational classes with topics on neighbor to neighbor issues and when the HOA should get involved and another class on updating Governing Documents. She also discussed about how bees are more prevalent, but we need to save and relocate the bees instead of killing them.
- TREASURERS
REPORT** Ken Carlfield reported on the June Financials. Operating has \$576,839.00, Reserves has \$2,132,417.97 and delinquencies prior

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

owners went down from \$57,597 to \$50,156

**MANAGER'S
REPORT**

Taryn reported the plumbing repairs was completed at the White Springs pool by 1st Stop Pools.

**ARCHITECTURAL
REVIEW**

20026 Waverly Glen- Patio lighting

Motion was made by Sharlene Dunn seconded by Shelley Fajardo to deny the architectural request patio lighting and place it back on the August agenda. Motion carried unanimously.

NEW BUSINESS

Maturing Certificate of Deposit

1. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to invest the \$100,000 maturing C/D with \$25,000 from the money market account into a 12 month C/D. Total amount of the new C/D will be \$125,000. Motion carried unanimously.

Insurnace Renewal 2017/2018

1. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the insurance proposal provided by Armstrong/Robitaille/Riegle for 2017/2018 in the amount of \$89,849.20. Motion carried unanimously.

Clean Out All Main Sewer lines

2. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the proposal submitted by Scott English Plumbing to clean out all 124 main sewer lines in the amount of \$9,300.00. Motion carried unanimously.

Draft Budget 2018

3. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to table the review of the draft budget till the August meeting. Motion carried unanimously.

Garage Address Numbers

4. Motion was made by Derek Bounder seconded by Shelley Fajardo to approve to the proposal from Fast Signs for 4X4 address number signs on each garage door, right hand side, in the amount not to exceed \$4,665.54. Motion carried unanimously.

Architectural Guidelines

5. Motion was made Ken Carlfeldt seconded by Shelley Fajardo to not make any changes to the Architectural Guidelines at this time and to remove this item off the agenda. Motion carried unanimously.

8

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

New Rules

6. Motion was made by Ken Carlfeldt seconded by Shelley Fajardo to send out for 30 day comment period to all owners, new rules regarding pet owners and barbeques. Motion carried unanimously.

Landscape Proposal – End of Cranberry

6. Motion was made by Ken Carlfeldt seconded by Shelley Fajardo to approve the proposal from Douglas Landscape to spray morning glory, demo, grade, detail, and plant 12 – 5 gal Pittosporum, 23 – 5 gal Rhapsiolepis Pink Lady along with 2 yards of mulch in the amount of \$2,555.50. Motion carried unanimously.

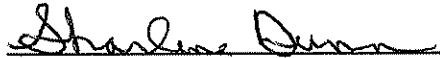
ADJOURN

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 Allan Schein, Senior Community Manager, StoneKastle Community Management, Inc.

APPROVED

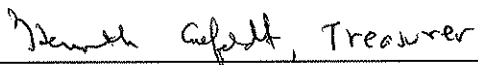


Sharlene Dunn, Board President

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary of the Fairmont Hill Community Association , and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held July 12, 2017 as approved by the Chairman of the Meeting.

Dated: 8/9/2017



Acting Secretary