

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 9, 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 August 9, 2017 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Ken Carlfeldt, Treasurer

Allan Schein, StoneKastle Community Management, Inc.
- ABSENT** Derek Bounds, Member
Shelley Fajardo, Secretary
- CALL TO ORDER** The meeting was called to order at 6:32 PM by Sharlene Dunn, Board President.
- GUESTS** Greg the owner from Comet Lighting was present to meet with the Board. He reviewed a map that was provided by Jill McLain and Clara Crepps, discussed the missing of lights on inspections and the light poles that were out and in danger of falling over.
- 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 July 12, 2017 to discuss member discipline, collections, contracts and legal matters.
- CONSTANT
CALENDAR** Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve Regular Meeting Minutes from July 12, 2017 meeting and accept the financial statement for the period ending on July 31, 2017. Also, noted that that the Board held a budget meeting on July 25, 2017. Motion carried unanimously.
- PRESIDENTS
REPORT** Sharlene Dunn reported that the foreclosed unit has paid in full. The Landscape Company has replaced the supervisor. An additional crew has been added to catch up on all the growth caused by the heavy rains we had this winter. Also, the mowing and edging was be done on separate days, which caused the crew to loose track of what was missed. The crew will now mow and edge on the same

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 9, 2017 - PAGE 2**

days. Douglas Landscape has added new color free of charge near Cranberry, all entrances and both pools.

**TREASURERS
REPORT**

Ken Carlfeld reported on the June Financials. Operating has \$581,283.75 Reserves has \$2,176,715.05 and delinquencies prior owners went down from \$57,597 to \$50,135.94

**MANAGER'S
REPORT**

No report was given.

**ARCHITECTURAL
REVIEW**

20009 Clear River Lane #8 – New Windows

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to deny the architectural request for new windows. Architectural submittal is incomplete. No Building Permit or manufacture is noted on the Architectural submittal form. Motion carried unanimously.

20026 Waverly Glen #51 – Hanging Patio Lights

Motion was made by Sharlene Dunn seconded by Ken Carlfeldt to deny the architectural request for hanging patio lights. The Policy Rules for patio lights is not complete yet, and is still in the process of becoming a new rule. Motion carried unanimously.

NEW BUSINESS

Maturing Certificate of Deposit

1. Motion was made by Ken Carlfeldt seconded by Ricardo Perea to invest \$125,000 (Total \$250,000.00) twice, into two separate 12 month C/Ds. C/Ds need to stagger into months that have no C/Ds invested. Motion carried unanimously.

Douglas Landscape – Tree Removal / Trim

1. Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the proposal provided by Douglas Landscape for dead and dying tree removal and trim in the amount of \$3,704.00. Motion carried unanimously.

Scott English Plumbing - Main Sewer Line Repair

2. Motion was made by Sharlene Dunn seconded by Ricardo Perea to approve the proposal submitted by Scott English Plumbing to repair a cracked sewer line in the amount of \$3,875.00. Motion carried unanimously.

Comet Lighting – Light Poles

3. Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve a proposal submitted by Comet Lighting to replace light poles at Apple Creek/Fallen Oak, (2) Echo Hill and Twin Creek,

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 9, 2017 - PAGE 3**

6431 Shady Lawn, 20018 Apple Creek in the amount of \$2,100.00.
Motion carried unanimously.

Comet Lighting – Light Poles

3. Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve a proposal submitted by Comet Lighting to replace 9 shorter light poles at 19866 White Springs, 6466 Olive Branch, 6443 New Gate Way, 20046 Clear River, 20052 Clear River, 20007 Waverly Glen, 20009 Waverly Glen, 20003 Ridge Manor, and 20014 Waverly Glen in the amount of \$4,860.00. Motion carried unanimously.

Lien on Account #4960854781

3. Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve placing a lien on this account #4960854781. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:05 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 August 9, 2017 as approved by the Chairman of the Meeting.

Dated: _____

Acting Secretary