

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 13, 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 September 13, 2017 at 7:03 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Ken Carlfeldt, Treasurer
Shelley Fajardo, Secretary
Derek Bounds, Member
- Allan Schein, StoneKastle Community Management, Inc.
- ABSENT** None
- CALL TO ORDER** The meeting was called to order at 7:03 PM by Sharlene Dunn, Board President.
- AWARD GOOD CITIZEN** The Board presented the Good Citizen Awards to two members of the community for their recent good works for the Association, Jill McLain and Clara Crepps each received a \$25.00 gift card.
- 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 August 9, 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 August 9, 2017 meeting with changes and accept the financial statement for the period ending on August 31, 2017. Motion carried unanimously.
- INVESTMENTS** Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve taking \$200,000.00 from the operating account and open two C/Ds at \$100,000.00 each in Morgan Stanley. Motion carried unanimously.

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BUDGET Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the 2018 budget, at \$335.00 per month per unit. Motion carried unanimously.

**PRESIDENTS
REPORT** Sharlene Dunn reported that she attended a CAI Breakfast where Managers and Board Members could ask attorneys who were present, any legal questions that may have. The attorneys went around the room to each table. Sharlene asked about spiders, the overall opinion was that nothing could be done to eradicate spiders. Sharlene also discussed spiders with Pam Moore and was also advised of the same. Sharlene also discussed with Derek about attending CAI classes, and the use of Adams Sterling and their newsletters that she receives. Sharlene informed the Board of the new law regarding harassment issues and that the Board must investigate and evaluate the matter, they can no longer say it's a neighbor to neighbor issue. Pam Moor should draft up anti-harassment rules. Sharlene checked with Pam Moor on the homeowner who is up in arms about the American Flag being displayed by many of the members. The owners have a right to fly the American flag.

**TREASURERS
REPORT** Ken Carlfield reported on the August Financials. Operating has \$964,044.19. Reserves has \$2,228,184.41 and delinquencies prior owners went down \$121,000.

**MANAGER'S
REPORT** No report was given.

**ARCHITECTURAL
REVIEW** No report was given.

NEW BUSINESS Douglas Landscape – 20046 Clear River
1. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the removal of one Sycamore tree in the amount of \$650.00. Motion carried unanimously.

Douglas Landscape – 20461 Elm Hill Lane
2. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the replanting a bare area under the stairs in the amount of \$207.00. Motion carried unanimously.

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VanDer Pol and Company

1. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the proposal submitted by VanDer Pol and Company to prepare the taxes and audit in the amount of \$1,200.00. Motion carried unanimously.

PCW Dry-Rot/Termite Damage Repairs

1. Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the proposal for repairs to buildings 41-80 for dry-rot and termite damages in the amount of \$25,962.00. Motion carried unanimously.

PCW Playground Fence Replacement

2. Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the proposal for replacing the playground fence in the amount of \$3,790.00. Motion carried unanimously.

Comet Lighting – Light Poles and Alley Lights Cleaning

1. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve a proposal submitted by Comet Lighting to clean the interior and exterior of all light poles and alley lights in the amount of \$2,700.00. Motion carried unanimously.

Rule Change

1. Motion was made by Ken Carlfeldt seconded by Ricardo Perea to resending out the proposed rule change with changes noted during the meeting from homeowner suggestions. Motion carried unanimously.

ADJOURN

The General meeting was adjourned at 8:50 pm to go into Executive Session.

CALL TO ORDER

The meeting was called to order at 9:15 PM by Sharlene Dunn, Board President.

LIEN

Account #4960853761

1. Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve placing a lien on this account #4960853761. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:16 pm.

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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 September 13, 2017 as approved by the Chairman of the Meeting.

Dated: _____

Acting Secretary