

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 11, 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 October 11, 2017 at 6:56 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.
Taryn Martin, StoneKastle Community Management, Inc.

ABSENT None

CALL TO ORDER The meeting was called to order at 6:56 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 September 13, 2017 to discuss member discipline, collections, contracts and legal matters.

**CONSTANT
CALENDAR** Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve Regular Meeting Minutes from September 13, 2017 meeting, revised Regular Meeting Minutes from August 9, 2017 and accept the financial statement for the period ending on September 30, 2017. Motion carried unanimously.

INVESTMENTS Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve moving \$200,000.00 from the operating account and open two C/Ds at \$100,000.00 each for a 1-year terms with Morgan Stanley. Motion carried unanimously.

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve moving the two (2) maturing, November 2017 C/D's at Morgan Stanley in the total amount of \$180,000.00, into two (2) new C/Ds in the amount of \$100,000.00 each for 1-year terms. \$20,000.00 will come from the money market account, to open the

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2nd \$100,000.00 C/D. Motion carried unanimously.

Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve rolling over the two (2) maturing C/D's in the amount of \$203,502.54 at CIT in the Month of November 2017, to two (2) new 1 -year term C/D's. Each C/D will be in the amount of \$101,751.27. Motion carried unanimously.

RESERVE STUDY Motion was made by Ricardo Perea seconded by Shelley Fajardo to approve the 2017 Reserve Study as submitted with a fully funded rate of 59.85%. Motion carried unanimously.

**PRESIDENTS
REPORT**

Sharlene Dunn reported that Douglas Landscape will be starting the lawn scalping project and will be reseeded with Rye. The lawns will look green by Thanksgiving. There will be extra watering for one and half weeks to help the new lawn. Douglas Landscape is half way through with the tree trimming. Parking issue was addressed and Sharlene offered to draft a letter to the Membership and a survey to the membership regarding having a parking permit program in place. Pool cameras need to be up graded on an annual basis. It costs between \$700.00 and \$1,000.00 per camera. We had an incident this month where the Sheriff Department was called out for vandalism at a resident's home and they asked that we review our camera footage from the pool area. The quality is so poor that they don't really show anything of substance. A question was asked as why we have so much wood rot this year. Sharlene advised that the excessive wood rot this year was the direct result from the heavy rains we had this past winter. The rains have also contributed to the fast growing vegetation within the Association. Sharlene advised the Board that she is part of the Neighborhood Watch Committee and follows the updates provided by the Police Blotter that is posted for the entire city. Sharlene advised that the wood repairs that are taking place currently are being done out of order. The work should be done in the following sequence: tree trimming, roof maintenance, termite inspection, gutters cleaning and then wood replacement. Sharlene informed the Board of Directors of CAI, and the classes they offer. Membership to CAI is \$110.00 and she believes that its \$250.00 for several Board Members at once. She mentioned it would be a good time to sign up Derek for Board Member training at the CAI offices in Santa Ana.

**TREASURERS
REPORT**

Ken Carlfeldt reported on the September Financials. Operating has \$888,479.02. Reserves has \$2,228,184.41 and delinquencies prior owners went down \$3,640.00.

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**MANAGER'S
REPORT**

Allan Schein reported the issue with the stucco wall located at the Echo Hill Pool, that separates the pool area from the spa. The wall has deteriorated to the point that the wall caps and stucco need to be replaced. The vandalism and the request to view the pool camera at the Echo Hill pool by the Sheriff department was discussed.

**ARCHITECTURAL
REVIEW**

No report was given.

NEW BUSINESS

Bugman – Annual Contract Renewal

1. Motion was made by Shelley Fajardo seconded by Ken Carlfieldt to approve the renewal of the Annual Contract from the Bugman in the amount of \$33,480.00. Motion carried unanimously.

CPR Construction – Annual Rain Gutter Cleaning

1. Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the annual gutter cleaning through-out the community in the amount of \$10,205.00. Motion carried unanimously.

California Christmas, Inc. - Christmas Lights

1. Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the proposal submitted by California Christmas, Inc. to install Christmas lights, drape lighted garland with red bows to (2) corner monument walls, wrap trunks and major limbs of (2) large corner trees with warm white LED mini lights, and decorate (1) tree in center island with warm white LED mini lights in the amount of \$1,250.00. Motion carried unanimously.

Concrete Hazard Solutions

1. Motion was made by Ken Carlfieldt seconded by Shelley Fajardo to approve the proposal for grinding raised concrete, for areas that are raised a ½" and over, at 225 locations in the amount of \$7,790.00. Motion carried unanimously.

PCW - Dry-Rot Repairs

1. Motion was made by Shelley Fajardo seconded by Ken Carlfieldt to approve the proposal for making repairs to buildings 1 – 40 that have visible dry rot and termite damage in the amount of \$20,989.00. Motion carried unanimously.

PCW - Dry-Rot Repairs

2. Motion was made by Shelley Fajardo seconded by Ken Carlfieldt to approve the proposal for making repairs to buildings 81 – 124 that have visible dry rot and termite damage in

the amount of \$33,709.00. Motion carried unanimously.

PCW - 6248 Flower Creek – Foundation Repair

3. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the proposal for making repairs to the foundation which a crack has developed in the amount of \$543.00. Motion carried unanimously.

PCW – Echo Pool Hill Area

4. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the proposal for repairing the stucco wall at the Echo Hill Pool in the amount of \$1,065.00. Motion carried unanimously.

PCW – Echo Pool Hill Area – Change Order

5. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the change order proposal for repairing the stucco wall at the Echo Hill Pool in the amount of \$1,762.00. Motion carried unanimously.

PCW – 19836 White Springs Lane – Concrete Replacement

6. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the complete exterior repairs to the concrete sidewalk in the amount of \$1,238.00. Motion carried unanimously.

PCW – 19816 Ridge Manor – Repair to Building from a Vehicle

7. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the repairs to a balcony caused by a vehicle striking the building in the amount of \$1,185.00. Motion carried unanimously.

PCW – Roof Maintenance

8. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the roof maintenance contract in the amount of \$33,852.00. Motion carried unanimously.

PCW – Termite Damage – 20009 Clear River

9. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the termite damage repairs to the building at 20009 Clear River in the amount of \$1,405.00. Motion carried unanimously.

PCW – 19836 White Springs Lane

10. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve repairs to the entry deck system(s) with the Polycoat 100SC Deck System in the amount of \$1,865.00. Motion carried unanimously.

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PCW – 20267 Green Hill Lane

11. Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the termite damage repairs to the building at 20267 Green Hill Lane in the amount of \$760.00. Motion carried unanimously.

AMS Paving – Stripping of Parking Spaces

1. Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the restriping of 22 stalls and stenciling "Reserved Visitor" along with up to 11 missing reflectors in the amount of \$910.00. Motion carried unanimously.

1 Stop Pool Service – Kiddie Pool Leak

1. Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve the repairing of a leak in the kiddie pool located at the Echo Hill pool in the amount of \$1,175.00. Motion carried unanimously.

Rule Change for Mailing Out for 30 Day Comment Period

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

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:15 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 October 11, 2017 as approved by the Chairman of the Meeting.

Dated: 11/8/17

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Acting Secretary