

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 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 December 13, 2017 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Derek Bounds, Member
- Allan Schein, StoneKastle Community Management, Inc.
Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Ken Carlfeldt, Treasurer
Shelley Fajardo, Secretary
- CALL TO ORDER** The meeting was called to order at 6:30 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 November 8, 2017 to discuss member discipline, collections, contracts and legal matters.
- CONSTANT
CALENDAR** Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to table Regular Meeting Minutes from November 8, 2017 meeting, and accepting the financial statement for the period ending on November 30, 2017. Motion carried unanimously.
- PRESIDENTS
REPORT** Sharlene Dunn reported that an update on the roofing repairs, requested that the collection report be received earlier and included in the Board packets or e-mailed out in advance to provide the Board enough the time to review before the meeting. It was brought up the the aging report is still reflecting the \$5.00 charges. Christmas light that were installed are not of the colored lights and does not look as nice as expected. Landscapers are doing their best to keep up with the Santa Ana winds, and the adding of the Peppertrees that were approved would be two small, so they will be installing 24" boxes instead of the 15 gal. trees.

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**TREASURERS
REPORT**

No report was given.

**MANAGER'S
REPORT**

Allan Schein reported that the clubhouse front door has been fixed and reimbursement request will be made to the Fire Department for breaking into the building. The roofing inspection/cleaning has been completed. The restroom conditions have been reported to the Janitorial company and they continually state the restrooms are clean and provide photos the bathroom being clean. Street sweeper has been seen dumping their waste into the Associations trash bins. The new spa heater has been installed for the white springs pool/spa.

**ARCHITECTURAL
REVIEW**

20141 WAVERLY GLEN

1. Motion was made by Ricardo Perea seconded by Derek Bounds to approve the architectural submittal for Hardy Windows and doors, Amerimac, white vinyl, dual pane. Motion carried unanimously.

20146 CLEAR RIVER LN

2. Motion was made by Sharlene Dunn seconded by Ricardo Perea to approve the architectural submittal for Milgard Windows and doors, Styleline, white vinyl, dual pane, with the condition that they submit a copy of the sales order/invoice for the purchased windows before they receive approval. Motion carried unanimously.

19854 WHITE SPRINGS LN

3. Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the architectural submittal for Milgard Windows and doors, Styleline, white vinyl, dual pane. Motion carried unanimously.

ADJOURN

The meeting was adjourned at 8:05 pm to Executive Session.

CALL TO ORDER

The meeting was called to order at 8:25 PM by Sharlene Dunn, Board President.

PRESENT

Sharlene Dunn, President
Ricardo Perea, Vice President
Derek Bounds, Member

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Allan Schein, StoneKastle Community Management, Inc.
Taryn Martin, StoneKastle Community Management, Inc.

ABSENT

Ken Carlfeldt, Treasurer
Shelley Fajardo, Secretary

OLD BUSINESS

RULE CHANGE – Patio Lighting

Motion was made by Sharlene Dunn seconded by Ricardo Perea to table the rule change for the patio lighting. Motion carried unanimously

NEW BUSINESS

PCW Construction – Flat Roof Repair – 20040 Clear River

1. Motion was made by Sharlene Dunn seconded by Ricardo Perea to approve the proposal for flat roof repair, in the amount of \$590.00. Motion carried unanimously.

Concrete Hazard Solutions – 20009 Waverly Glen

2. Motion was made by Ricardo Perea seconded by Sharlene Dunn to approve the proposal for sidewalk replacement, in the amount of \$1,500.00. Motion carried unanimously.

Douglas Landscape – Tree Removal – Elm Hill Lane

3. Motion was made by Ricardo Perea seconded by Sharlene Dunn to approve the proposal for two trees to be as they are a safety issue, in the amount of \$2,000.00. Motion carried unanimously.

Rules and Regulations Rule Change

4. Motion was made by Ricardo Perea seconded by Derek Bounds to approve the Rules and Regulations changes that were sent out for 30 day comment period. Motion carried unanimously.

6478 ve Branch – Gate Repair

5. Motion was made by Sharlene Dunn seconded by Ricardo Perea to advise the homeowner that the vinyl gate repair would be the owners responsibility. Motion carried unanimously.

Towing Reimbursement – 20338 Cranberry Lane

6. Motion was made by Ricardo Perea seconded by Derek Bounds to deny the reimbursement request for the towing of two cars during the stripping of the visitor spaces, as it was determined that proper notice was given and that they parked in guest spaces as residents. Motion carried unanimously.

LIENS

Liens on accounts 4960852011 and 49608582461

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7. Motion was made by Ricardo Perea seconded by Sharlene Dunn to approve the placement of liens on accounts 4960852011 and 4960858246. Motion carried unanimously.

ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:52 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 December 13, 2017 as approved by the Chairman of the Meeting.

Dated: _____

Acting Secretary