

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 10, 2018
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 January 10, 2018 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President (arrived at 6:50 pm)
Shelley Fajardo, Secretary
Derek Bounds, Member
- Allan Schein, StoneKastle Community Management, Inc.
Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Ken Carlfeldt, Treasurer
- 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 December 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 the Regular Meeting Minutes from November 8, 2017 meeting and December 13, 2017, and accepting the financial statement for the period ending on December 31, 2017. Motion carried unanimously.
- PRESIDENTS
REPORT** Sharlene Dunn reported on the new changes in the liability laws. We now have to send out annual address change request notifications to all homeowners, this should be done 30 days before the mailing of the Annual Budget. It is recommended the request and form be sent out to all residents with the billing statements. This new code is referenced as Civil Code 4041.
- Immunity for the Board of Directors is provided as long as the Board follows, Best Business Practices.

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New Laws on the Homeowner solar panel installations. Solar panels are allowed on Common area roofs. Pam Moore is drafting a new form with information on this law and to be able to provide this to the homeowner who inquires on solar panels.

**TREASURERS
REPORT**

No report was given.

**MANAGER'S
REPORT**

Allan Schein reported on the pool area and restrooms current conditions. Reported on some roof leaks, from the recent rains.

**ARCHITECTURAL
REVIEW**

6478 Olive Branch

1. Motion was made by Ricardo Perea seconded by Shelley Fajardo to approve the architectural submittal for the install of a new vinyl gate 3' X 3" smooth white with door knob. Motion carried unanimously.

OLD BUSINESS

RULE CHANGE – Patio Lighting

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the rule change for the patio lighting and sending it out for 30 day comment period. Motion carried unanimously

NEW BUSINESS

Comet Electric – 19836 Grace Haven – Lamp Pole

1. Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for Lamp Pole Power Tract, in the amount of \$250.00. Motion carried unanimously.

Comet Electric – 20446 Twin Creek – Lamp Pole

2. Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for Lamp Pole Power Tract, in the amount of \$250.00. Motion carried unanimously.

Comet Electric – 19834 Grace Haven – Alley Wall Pact Replacement

3. Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for alley wall pact replacement, in the amount of \$350.00. Motion carried unanimously.

Douglas Landscape – 20052 River – New Plants

4. Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the installation of new plants at 20052 River Lane, in the amount of \$159.20 Motion carried unanimously.

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Douglas Landscape – Fairmont Blvd. Slope section 1

5. Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the renovation of this slope in the amount of \$2,642.60 Motion carried unanimously.

Douglas Landscape – Fairmont Blvd. Slope section 2

6. Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the renovation of this slope in the amount of \$2,784.65 Motion carried unanimously.

Douglas Landscape – Fairmont Blvd. Slope section 3

7. Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the renovation of this slope in the amount of \$4,989.25 Motion carried unanimously.

LIENS

Liens on accounts 4960853361, and 4960851541

8. Motion was made by Ricardo Perea seconded by Sharlene Dunn to approve the placement of liens on accounts 4960853361 and 4960851541 Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:00 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 January 10, 2018 as approved by the Chairman of the Meeting.

Dated: _____

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Acting Secretary