

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 21, 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 February 21, 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 6:45 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 January 10, 2018 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 January 10, 2018 meeting and accepting the financial statement for the period ending on January 31, 2018. Motion carried unanimously.
- INVESTMENTS** Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve placing Two hundred thousand dollars (\$200,000.00) into one C/D at 1.6% or whatever the current rate is at the time of opening. Motion carried unanimously.
- PRESIDENTS
REPORT** Sharlene Dunn reported on the e-mail complaint regarding PCW's quality of work. PCW clarified their work and the reason for cutting off of the rafter tail ends and sealing them up. Sharlene also reported on the resident that has been seen throwing cupcakes into the common areas. The Bug Man was discussed and the extra costs

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that are incurred when they set up new bait stations. The front entrance ways at Echo Hill need some attention as the stucco walls are crumbling and need to be repaired. Tom Sisito was suggested to inspect these stucco walls and any other walls in the Association.

**TREASURERS
REPORT**

No report was given.

**MANAGER'S
REPORT**

Allan Schein reported on the pool area and restrooms current conditions. Stucco walls that have been seen to being needing attention. That there has been a reduction in violations. Annual meeting and the call out for candidates. Spa Heater and complaints from residents that it has not been working.

**ARCHITECTURAL
REVIEW**

20176 Clear River Lane

Motion was made by Ricardo Perea seconded by Shelley Fajardo to deny the architectural submittal for the install of a new vinyl windows and slider, needs to resubmit with the wording that these windows will be retrofit and that city permits are needed to be submitted with the application. Motion carried unanimously.

20353 Fallen Oak Lane

Motion was made by Ricardo Perea seconded by Shelley Fajardo to approve the architectural submittal for the installation of a Direct T.V. Dish. Motion carried unanimously.

NEW BUSINESS

PCW – 19896 Grace Haven

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for roof repairs, in the amount of \$2,599.00. Motion carried unanimously.

PCW – 6437 New Gate

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for roof repairs, in the amount of \$2,599.00. Motion carried unanimously.

PCW – 19926 Ridge Manor

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for roof repairs, in the amount of \$2,599.00. Motion carried unanimously.

PCW – 19812 White Springs

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for roof repairs, in the amount of

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\$690.00 Motion carried unanimously.

PCW – 19934 Ridge Manor

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for roof repairs, in the amount of \$1,125.00. Motion carried unanimously.

PCW – 20040 Clear River

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for roof repairs, in the amount of \$2,614.00. Motion carried unanimously.

PCW – 6449 Horse Shoe Lane

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for stucco wall repair, in the amount of \$757.00. Motion carried unanimously.

1 Stop Pools – Spa Heater

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the installation of a new Raypak Spa heater at the main pool with the copper nickel heat exchanger, contingent that the Raypak manufacture warranty is for 1 year or more and that 1 Stop Pools will provide a 2-year warranty on labor, in the amount of \$3,500.00 Motion carried unanimously.

Comet Lighting 19981 Apple Creek - LED Wall Fixture

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the new LED wall fixture in the amount of \$350.00 Motion carried unanimously.

Comet Lighting 19816 Grace Haven - LED Wall Fixture

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the new LED wall fixture in the amount of \$350.00 Motion carried unanimously.

Comet Lighting Grace Haven Cul – De - Sac – Light Pole

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the new light pole in the amount of \$890.00 Motion carried unanimously.

Dick's Lock and Safe – Knox Boxes

Motion was made by Ricardo Perea seconded by Shelley Fajardo to approve the install of Knox Boxes at the two pools in the amount of \$1,003.30 Motion carried unanimously.

Signage at Trash Bins

Motion was made by Shelley Fajardo seconded by Ricardo Perea to disapprove of the installing any additional signage at the trash

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enclosures. Motion carried unanimously.

LIENS

Liens on accounts 496851611, and 4960853591

Motion was made by Ricardo Perea seconded by Sharlene Dunn to approve the placement of liens on accounts 496851611 and 4960853591 Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:55 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 February 21, 2018 as approved by the Chairman of the Meeting.

Dated: _____

Acting Secretary