

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MARCH 14, 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 March 14, 2018 at 6:30 pm, at White Springs Clubhouse.

**PRESENT** Sharlene Dunn, President  
Shelley Fajardo, Secretary  
Derek Bounds, Member  
  
Allan Schein, StoneKastle Community Management, Inc.

**ABSENT** Ken Carlfeldt, Treasurer  
Ricardo Perea, Vice President

**CALL TO ORDER** The meeting was called to order at 6:39 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 March 14, 2018 to discuss member discipline, collections, contracts and legal matters.

**CONSTANT  
CALENDAR** Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the Regular Meeting Minutes from February 21, 2018 meeting and accepting the financial statement for the period ending on February 28, 2018. Motion carried unanimously.

**INVESTMENTS** Motion was made by Sharlene Dunn seconded by Shelley Fajardo to table a decision on transferring \$859,676.24 at Union Bank within one Money Market to Morgan Stanley for reinvestment. Motion carried unanimously.

**PRESIDENTS  
REPORT** Sharlene Dunn reported on how much Fairmont Hill is in demand by new buyers per realtors in the area, indicating that Fairmont Hill is well kept and attractive to buyers.

**TREASURERS  
REPORT** No report was given.

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**MANAGER'S  
REPORT**

Allan Schein reported on recent vehicle break-ins and that O.C. Patrol has been made aware and asked to keep their eyes open. Discussed the stucco issue for walls and buildings within Fairmont Hill.

**ARCHITECTURAL  
REVIEW**

20176 Clear River Lane – Windows

Motion was made by Sharlene Dunn seconded by Shelley Fajardo to deny the architectural submittal for the install of a new vinyl windows and slider, as the quote from Hardy Windows and Home Depot need to state that the install will be retrofit. Motion carried unanimously.

19822 Ridge Manor – Windows

Motion was made by Shelley Fajardo seconded by Sharlene Dunn to deny the architectural submittal for the new windows as Anlin is not an approved window. Motion carried unanimously.

**NEW BUSINESS**

Tom Sisto – Stucco Repairs

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for stucco repairs at various locations, in the amount of \$3,300.00. Motion carried unanimously.

Tom Sisto – Stucco Repairs Entry Wall

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve adding to the approved \$3,300.00 an additional amount not to exceed \$3,000.00 to repair the entry walls to the Association as originally asked by Management. Motion carried unanimously.

Douglas Landscape – Tree Trimming

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for tree trimming for 2018, in the amount of \$52,875.00. Motion carried unanimously.

Douglas Landscape – Tree Removal

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the proposal for tree removal for 2018, in the amount of \$8,000.00. Motion carried unanimously.

Rule Change – Patio Lighting

Motion was made by Shelley Fajardo seconded by Derek Bounds to approve the rule change on the approved patio lighting

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as the 30 - day comment period has passed.

**LIENS**

Liens on accounts 4960852831, 4960850391, 4960851181,  
4960852741,

Motion was made by Shelley Fajardo seconded by Sharlene Dunn to approve the placement of liens on accounts 4960852831, 4960850391, 4960851181, 4960852741, Motion carried unanimously.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:51 pm.

**ATTEST**

Respectfully Submitted by Allan Schein, Senior Community Manager, StoneKastle Community Management, Inc.

**APPROVED**

Sharlene Dunn

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 March 14, 2018 as approved by the Chairman of the Meeting.

Dated: 4-11-18

Shelley Fajardo  
Acting Secretary