

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 9, 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 May 9, 2018 at 6:30 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 6:30 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 May 9, 2018 to discuss member discipline, collections, contracts and legal matters.
- CONSTANT
CALENDAR** Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the Regular Meeting Minutes from April 11, 2018 meeting and accepting the financial statement for the period ending on April 30, 2018. Motion carried unanimously.
- DRAFT AUDIT** Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the draft audit for December 31, 2017 as submitted by VanDerPol and Company. Motion carried unanimously.
- INVESTMENTS** Motion was made by Ken Carlfeldt seconded by Ricardo Perea to Move funds from Union Bank to Morgan Stanley, Board agreed on leaving a balance of \$250,000.00 with Union Bank, and moving the rest of the balance into a money market account at Morgan Stanley. Motion carried unanimously.

**PRESIDENTS
REPORT**

Sharlene Dunn reported on the internet service being offered by Spectrum and their new contract offer.

**TREASURERS
REPORT**

Ken reported that the Association operating balance as of 4/30/18 is \$303,282.20 and the reserve balance as of 4/30/18 is \$2,532,433.86.

**MANAGER'S
REPORT**

Allan Schein reported on the lighting condition of the lamp poles within the common area. Comet Lighting has been insight and replacing the missing lens and missing caps. Allan also reported in the draining of the two pools and acid washing status. Gave a report on the status of the repairs to the monument walls.

**ARCHITECTURAL
REVIEW**

6430 Shady Lawn Dr. – Windows

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the application for a new windows, 7 total, Milgard Style Line series. Motion carried unanimously.

19858 White Springs Lane – Slider Door

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the architectural submittal for the new slider door with the condition that he submit an invoice showing that the slider will be Milgard Style Line. Motion carried unanimously.

19864 White Springs Lane – Windows

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the architectural submittal for the new windows, 4 total, Milgard Style Line. Motion carried unanimously.

20176 Clear River Lane – Windows and Slider

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the architectural submittal for the new windows, 4 total, Milgard Style Line as well as the installed slider. Motion carried unanimously.

19822 Ridge Manor Way – Windows and Slider

Motion was made by Shelley Fajardo seconded by Ricardo Perea to disapprove the architectural submittal for the new windows, Milgard Style Line as the pictures reflect a too wide of a fin, and does not state retrofit. Homeowner needs to resubmit with the size of the fin and state that these will be retrofit. Motion carried unanimously.

19928 Ridge Manor Way – Windows

Motion was made by Shelley Fajardo seconded by Ricardo Perea to disapprove the architectural submittal for the new windows, Milgard Style Line as the does not state retrofit on the sales quote and too confirm that the slider if Style Line. Homeowner needs to resubmit with the notation on the sales order that they are retrofit and the slider is Style Line. Motion carried unanimously.

PROPOSALS

Concrete Repairs at 20361 Ivy Hill and 6548 Shady Gate Lane

Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the proposal submitted by Concrete Hazard Solutions for concrete repairs from two irrigation leaks in the amount of \$1,860.00. Motion carried unanimously.

Spectrum Contract

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the contract submitted by Spectrum for new T.V./Internet Service, conditional on Legal Counsel's review. Motion carried unanimously.

LIENS

Account #4960850691

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve placing of a lien on account #4960850691. Motion carried unanimously.

ADJOURN

The meeting was adjourned to Executive Session 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 May 9, 2018 as approved by the Chairman of the Meeting.

Dated: _____

Acting Secretary