

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 12, 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 September 12, 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.
- ABSENT** Derek Bounds, Member
- CALL TO ORDER** The meeting was called to order at 6:40 PM by Sharlene Dunn, 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 August 8, 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 August 8, 2018 meeting as amended and accepting the financial statement for the period ending on August 31, 2018. Motion carried unanimously.
- INVESTMENTS** Motion was made by Ken Carlfeldt seconded by Shelley Fajardo to reinvest (1) maturing C/D's in October in the total amount of \$125,000 and purchase one (1), one (1) year C/D of \$125,000.00 Motion carried unanimously.
- Motion was made by Ken Carlfeldt seconded by Shelley Fajardo to pull out of the Morgan Stanley Money Market account \$125,000 and purchase one (1), one (1) year C/D of \$125,000.00 Motion carried unanimously.

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**PRESIDENTS
REPORT**

The President reported that Robert Paulhus was inquiring on having an assessment added to all residents for the deck coating, as residents are not taking care of their decks and this way the Association would do it for them. This will need to be reviewed with Pam Moore. The report that was obtained by 1 Stop Pools was not what the Board was looking for, Sharlene has spoken with them and clarified with them what information is wanted and how the report should reflect the information. Sharlene inquired on the Property Inspection Reports that were not included in the Board packet, she wants to be able to see them in future Board Packets.

**TREASURERS
REPORT**

No Report was provided.

**MANAGER'S
REPORT**

Allan Schein reported on the stucco repairs that are being done by Tom Sisto. Landscape and the renovation of the area in front of the Echo Hill Pool. Met with the Fire Department to add the pool key FOB's in the newly installed Knox boxes at each pool.

ARCHITECTURAL

20359 Flower Gate Lane

Motion was made by Ken Carlfeldt seconded by Ricardo Perea, to approve the submittal for a security door, one of the pre-approved ones as submitted. Motion carried unanimously.

PROPOSALS

Douglas Landscape - Echo Hill Pool - Right Side

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the proposal submitted by Douglas Landscape for demo and planting the right side of the pool area in the amount of \$5,583.46. Motion carried unanimously.

Douglas Landscape – Tree Removal and Flush Cut

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the proposal submitted by Douglas Landscape for a dead tree removal in the amount of \$800.00. Motion carried unanimously.

PCW 6460 New Gate – Balcony Hand Rail Repair

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the proposal submitted by PCW for repairing a balcony hand rail at 6460 New Gate in the amount of \$485.00. Motion carried unanimously.

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VanDerPol – Tax and Audit 2018

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the proposal submitted by VanDerPol for preparing that taxes and audit in the amount of \$1,225.00. Motion carried unanimously.

Tom Sisto – Stucco Repairs

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the proposal submitted by Tom Sisto to make stucco repairs in multiply locations in the annual amount of \$3,500.00. Motion carried unanimously.

LIENS

Account #4960853361

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve placing of a lien on account #4960853361. Motion carried unanimously.

ADJOURN

The meeting was adjourned to Executive Session at 7:46 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 September 12, 2018 as approved by the Chairman of the Meeting.

Dated: _____

Acting Secretary