

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
OCTOBER 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 October 10, 2018 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President  
Ricardo Perea, Vice President  
Ken Carlfeldt, Treasurer (Called in to Establish Quorum)  
Shelley Fajardo, Secretary
- Allan Schein, StoneKastle Community Management, Inc.  
Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Derek Bounds, Member
- CALL TO ORDER** The meeting was called to order at 6:31 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 September 12, 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 September 12, 2018 meeting as amended and accepting the financial statement for the period ending on September 30, 2018. Motion carried unanimously.
- INVESTMENTS** Motion was made by Shelley Fajardo seconded by Ricardo Perea to reinvest (1) maturing C/D in November in the total amount of \$200,000 and purchase one (1), one (1) year C/D of \$200,000.00 Motion carried unanimously.
- Motion was made by Shelley Fajardo seconded by Ricardo Perea to reinvest (1) maturing C/D in November in the total amount of \$200,000 and purchase one (1), one (1) year C/D of \$200,000.00 Motion carried unanimously.

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**PRESIDENTS  
REPORT**

The President discussed how the newsletter, townhall meetings, and volunteers are to be used to try to reach quorum for amending the CC&Rs and Bylaws. Two volunteers have offered to help walk the community and collect ballots. The Budget meeting was discussed and dates will be submitted for the meeting.

**TREASURERS  
REPORT**

The financials were reviewed. Operating balance as of 9/30/18 is \$362,321.09, and the reserves balance as of 9/30/18 is \$2,734.36

**MANAGER'S  
REPORT**

Allan Schein reported on the stucco repairs that are being done by Tom Sisto and that he met with him to review the repairs for the clubhouse interior walls. Landscape and the renovation of the area in front of the Echo Hill Pool is ongoing.

**ARCHITECTURAL** 20353 Flower Gate Lane – Windows and Slider  
Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the architectural application for Styleline windows and Milgard's new line called "Trinsic" for sliders. This will be a trial install to see what it looks like before adding it to the approved list. Motion carried unanimously.

**PROPOSALS**

Reserve Study

Motion was made by Ricardo Perea seconded by Shelley Fajardo to approve the reserve study, but to inquire with the reserve analyst on the concrete line items as it is not indicated to be funded. Motion carried unanimously.

FHA Recertification

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the proposal submitted by FHA Approvals in the amount of \$750.00. Motion carried unanimously.

PCW – Roof Cleaning/Inspection

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the proposal submitted by PCW for roof cleaning and inspection in the amount of \$34,338.00. Douglas Landscape will need to complete tree trimming, then the roof maintenance can begin followed by gutter cleaning. Motion carried unanimously.

Saddleback Fence & Vinyl Products – 20252 Fern Creek Lane

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the proposal submitted by Saddleback Fence in the amount of \$2,946.85. to install a new fence at 20252 Fern Creek Lane as the homeowners damaged the fence by drilling holes in

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multiple places throughout the interior of the fence. The owners at 20252 Fern Creek Lane are to be called into a hearing to charge back the owners Motion carried unanimously.

**Saddleback Fence & Vinyl Products – 20267 Fern Creek Lane**

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the proposal submitted by Saddleback Fence in the amount of \$895.00. to install a new gate at 20267 Fern Creek Lane as the homeowners gate was not properly rebuilt after it was damaged. This motion is contingent on what Pam Moore advises from her communication with the prior vendor on correcting the improperly installed gate. Motion carried unanimously.

**Tom Sisto – Drywall Repairs and Painting Clubhouse**

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the proposal submitted by Tom Sisto to repair the wall that was cut open for the electrical repairs and two paint 2 of the 4 walls in the amount of \$650.00. Motion carried unanimously.

**PCW – Water Test – 20279 Green Hill – Roof**

Motion was made by Sharlene Dunn seconded by Shelley Fajardo to approve the proposal submitted by PCW to conduct a water test on the roof of 20279 Green Hill to determine if there is a roof leak in the amount of \$650.00. Motion carried unanimously.

**ADJOURN**

The meeting was adjourned to Executive Session at 7:00 pm.

**ATTEST**

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

**APPROVED**

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Sharlene Dunn, Board President

**SECRETARY'S CERTIFICATE**

I hereby certify that I am the duly Appointed and Acting Secretary of the Fairmont Hill

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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 October 10, 2018 as approved by the Chairman of the Meeting.

Dated: \_\_\_\_\_

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Acting Secretary