

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

PRESENT Sharlene Dunn, President
Ricardo Perea, Vice President
Ken Carlfeldt, Treasurer
Derek Bounds, Member

Allan Schein, StoneKastle Community Management, Inc.
Taryn Martin, StoneKastle Community Management, Inc.

ABSENT Shelley Fajardo, Secretary

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 October 10, 2018 to discuss member discipline, collections, contracts and legal matters.

**CONSTANT
CALENDAR** Motion was made by Ricardo Perea seconded by Sharlene Dunn to approve the Regular Meeting Minutes from October 10, 2018 meeting and accepting the financial statement for the period ending on October 31, 2018. Motion carried unanimously.

BUDGET Motion was made by Ricardo Perea seconded by Derek Bounds to approve a \$10.00 increase to the monthly assessment, \$5.00 for the internet increase and \$5.00 for the budget. Monthly assessment will be \$345.00 Motion carried unanimously.

**PRESIDENTS
REPORT** The President provide a legal update for new laws that take place January 1, 2019, and reviewed the disclosure statement, as it is one of the new civil codes to be enacted.

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**TREASURERS
REPORT**

The financials were reviewed. Operating balance as of 10/31/18 is \$350,546.68, and the reserves balance as of 10/31/18 is \$2,788,558.70

**MANAGER'S
REPORT**

Allan Schein reported on the install of the basketball hoop, the need for a new water heater at the echo hill pool, and the scheduled repairs to the clubhouse.

ARCHITECTURAL 20180 Waverly Glen – Patio Gate
Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the architectural application for the install of a new patio vinyl gate. Motion carried unanimously.

PROPOSALS

Douglas Landscape – Tree Removal

Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the removal of one large tree in the amount of \$2,650.00. Motion carried unanimously.

PCW - Fire Extinguishers at the pool buildings

Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the install of 2 new fire extinguishers and 2 cabinets, one at each pool building in the amount of \$1,138.00. Motion carried unanimously.

CPR – Gutter Cleaning

Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the proposal submitted by CPR for gutter cleaning in the amount of \$10,571.00. Motion carried unanimously.

PCW – 6448 Horseshoe – Roof Repair

Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the proposal submitted by PCW for roof repairs in the amount of \$1,398.00. Motion carried unanimously.

Servpro of Fountain Valley – 6448 Horseshoe – Interior wall repair

Motion was made by Ken Carlfeldt seconded by Ricardo Perea to approve the proposal submitted by Servpro for wall repair in the amount of \$824.00. Motion carried unanimously.

The Bugman – Community Wide Termite Inspection

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve the proposal submitted by The Bugman for community wide termite inspection in the amount of \$33,480.00. Motion carried unanimously.

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The Bugman – 6443 New Gate – Sealing Up a hole

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve the proposal submitted by The Bugman for sealing up a hole in the building in the amount of \$225.00. Motion carried unanimously.

AB 2912 Disclosure Statement

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve AB 2912 Disclosure statement. Motion carried unanimously.

LIENS

ACCT #'s 4960850771, 4960850691, 4960851901

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve placing liens on accounts **4960850771, 4960850691, 4960851901**. Motion carried unanimously.

ADJOURN

The meeting was adjourned to Executive Session at 8:10 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 November 14, 2018 as approved by the Chairman of the Meeting.

Dated: _____

Acting Secretary