

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 13, 2019
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 February 13, 2019 at 6:30 pm, at White Springs Clubhouse.

PRESENT Sharlene Dunn, President
Ken Carlfeldt, Treasure
Derek Bounds, Member

Taryn Martin, StoneKastle Community Management, Inc.

ABSENT Ricardo Perea, Vice President
Shelley Fajardo, Secretary

CALL TO ORDER The meeting was called to order at 6:35 PM by Sharlene Dunn, Board President.

OPEN FORUM 2 (Two) homeowners. The topic discussed included: Roof leaks

EXECUTIVE SESSION Management will disclose there was an Executive Session held on January 23, 2019 to discuss member discipline, collections, contracts and legal matters.

CONSTANT CALENDAR Motion was made by Sharlene Dunn seconded by Derek Bounds to approve the Regular Meeting Minutes from January 23, 2019 meeting, and accepting the financial statement for the period ending on January 31, 2018. Motion carried unanimously.

PRESIDENTS REPORT Sharlene Dunn reported on reviewing legal updates from Pam Moore's office.

TREASURERS REPORT Ken Carlfeldt reported January 31, 2019 financial statement: reserves- \$2,934,688 operating- \$326,252.54 and funded reserve- 64%

MANAGER'S REPORT Taryn Martin reported on the roof repairs, tarping, Comet lighting replaced tech and they have been onsite a lot to address light issues, approval to Saddleback Fence to repair the fence/gate at 20267 Fern Creek.

NEW BUSINESS

PCW-Roof Leaks

Motion was made by Sharlene Dunn seconded by Derek Bounds to approve and rarify the following roof leak:

19826 Ridge Manor Way in the amount of \$1,026.00

20146 Waverly Glen Street in the amount of \$1,065.00

19828 Ridge Manor Way in the amount of \$789.00

20373 Fallen Oak Way in the amount of \$1,060.00

6443 Pepper Hill Lane in the amount of \$345.00

19866 White Springs Lane in the amount of \$789.00.

Motion carried unanimously.

PCW- 20461 Elm Hill-Wood Repairs

Motion was made by Sharlene Dunn seconded by Derek Bounds to approve the proposal for repair of dry-rot/termite damage at 20461 Elm Hill Lane, in the amount of \$1,286.00. Motion carried unanimously.

PCW-New Volley Ball Net

Motion was made by Sharlene Dunn seconded by Derek Bounds to approve the proposal to install a new volley ball net in the beginning of April in the amount of \$585.00. Motion carried unanimously.

PCW- 6243 Green Tavern-Concrete Repairs

Table to March.

PCW- 20058 Clear River Lane-Broken Stair treads/ Dry-rot

Motion was made by Sharlene Dunn seconded by Derek Bounds to approve the proposal to replace 2 broken stair treads and repair dry-rot in the amount of \$1,823.00. Motion carried unanimously.

PCW-Clubhouse Fire Repair

Motion was made by Derek Bounds seconded by Sharlene Dunn to approve the proposal to repair the fire damage to the exterior of the clubhouse in the amount of \$1,176.00. Motion carried unanimously.

PCW-6431 Shady Gate Lane- Dryer Vent

Table to March.

6449 Horse Shoe Lane-Fence Repair

Table to March.

Comet Lighting- Entry at Echo Hill

Motion was made by Sharlene Dunn seconded by Derek Bounds to approve the proposal for running new conduit and wiring under the cobble stone at the entry way in the amount of \$1,150.00. Motion carried unanimously.

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Special Newsletter Mailer

Motion was made by Derek Bounds seconded by Sharlene Dunn to approve to occasionally mail the newsletter as a mass mailer so tenants receive it. Motion carried unanimously.

Correspondence

Motion was made by Sharlene Dunn seconded by Derek Bounds to deny towing reimbursement to 20019 Waverly Glen Street. Motion carried unanimously.

ADJOURN The Board of Directors adjourned at 7:35 pm.

RECONVENED The meeting was reconvened at 8:20 pm.

DELINQUENCY Liens

Motion was made by Sharlene Dunn seconded by Derek Bounds to approve the placement of a lien on account # 4960850261. Motion carried unanimously.

ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:40 pm.

ATTEST Respectfully Submitted by Taryn Martin, StoneKastle Community Management.

APPROVED BY THE BOARD 3/13/19