

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 8, 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 May 8, 2019 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ken Carlfeldt, Treasurer
Shelley Fajardo, Secretary
Derek Bounds, Member
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Ricardo Perea, Vice President
- CALL TO ORDER** The meeting was called to order at 6:30 PM by Sharlene Dunn, Board President.
- OPEN FORUM** 3 (three) homeowners were present. The topics discussed included: Coachwood parking and striping.
- EXECUTIVE SESSION** Management disclosed there was an Executive Session held on March 13, 2019 to discuss member discipline, collections, contracts and legal matters. The Board also met on April 30, 2019 for a special management for training on the new camera system.
- CONSTANT CALENDAR** Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the Regular Meeting Minutes from the April 10, 2019 meeting, and accepting the financial statement for the period ending on April 30, 2019. Motion carried unanimously.
- INVESTMENT** Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve to roll the maturing CD June 26, 2019 for \$100,000.00 for 12 months. Motion carried unanimously.
- Morgan Stanley has recommended that the Association purchase 4 additional CD's in the amount of \$250,000.00 each to mature 1, 1 ½, 2 ½ and 3 years. The Board has tabled this matter to June.
- PRESIDENTS REPORT** Sharlene Dunn reported that the Windor option is no longer available as the 3000 series has been eliminated. Director Dunn is meeting with OC Air to review options available for homeowners regarding

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new AC unit installations. In addition, it was reported that a lot of new laws going into effect including; smoking within the community, the Community Manager can be the inspector of election, solar panels are now allowed within multi-dwelling communities, harassment law went into effect January 1, 2019, create solar panel rules, list of streets with 6 garage door buildings. Lastly, the Community garage sale is scheduled for June 22, 2019, three ice cream socials are going to be scheduled this summer and she wants to consider moving the meeting to the clubhouse.

**TREASURERS
REPORT**

Ken Carlfeldt reported the reserve balance is \$3,029,863.46, the operating balance is \$363,946.00 and there is a net positive income for the month of April 30, 2019 by \$3,984.17.

**MANAGER'S
REPORT**

Taryn Martin reported on the ongoing stucco repairs, continuing roof repairs, received compliments on landscaping and few calls of complaints for street project impacting parking.

ARCHITECTURAL REVIEW 19856 Ridge Manor- Electronic Lock

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the installation of an electronic lock. Motion carried unanimously.

NEW BUSINESS Comet Lighting

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve Comet Lighting to replace 54 new J-box covers, in the amount of \$5,400.00. Motion carried unanimously.

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve Comet Lighting to recondition surface/paint 135 tall light poles, in the amount of \$5,175.00. Motion carried unanimously.

PCW

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the proposal by PCW for 6430 Horse Shoe Lane to repair the balcony wall cap, in the amount of \$595.00. Motion carried unanimously.

Motion was made by Ken Carlfeldt seconded by Shelley Fajardo to approve the proposal by PCW for 20259 Green Hill Lane to repair the garage wall, in the amount of \$1,486.00. Motion carried unanimously.

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Motion was made by Ken Carlfeldt seconded by Derek Bounds to approve the proposal by PCW for 20361 Fallen Oak to repair the roof, in the amount of \$1,478.00. Motion carried unanimously.

PCW

Motion was made by Ricardo Perea seconded by Shelley Fajardo to approve the proposal from PCW to repair the stucco on the garage wall, in the amount of \$789.00. Motion carried unanimously.

TLG Paving

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the change order for presence of thicker concrete, in the amount of \$3,680.00. Motion carried unanimously.

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the change order for Flower Gate/ unstable subgrade, in the amount of \$1,740.00. Motion carried unanimously.

Correspondence

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve OC Patrol to move the posting sign located at the White Springs pool as the sign rattles and affects the surrounding neighbors. Motion carried unanimously.

UNFINISHED 6461 Pepper Hill Lane

BUSINESS

The item for 6461 Pepper Hill Lane for the A/C installation and PCW to inspect and advise has been tabled until the June meeting.

Fairmont Terrace-Tree Removal

The Board reviewed correspondence from Fairmont Terrace requesting removal of 2 Eucalyptus trees at the cost of \$3,000 located on Apple Creek. Fairmont Terrace stated that they will pay for the cost of removal of these trees. This item has been tabled until the June meeting.

DELINQUENCY

Liens

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the placement of liens on account # 4960850491, 4960850601 and 4960852621. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:50 pm.

ATTEST

Respectfully Submitted by Taryn Martin, StoneKastle Community Management.

APPROVED BY THE BOARD 6/12/19