

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 10, 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 July 10, 2019 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ken Carlfeldt, Treasurer
Derek Bounds, Member
Ricardo Perea, Vice President
Shelley Fajardo, Secretary
- Taryn Martin, StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 6:35 PM by Sharlene Dunn, Board President.
- OPEN FORUM** 10 (ten) homeowners were present. The topics discussed included: landscape, committee volunteers, wood repairs, spraying for weeds.
- EXECUTIVE SESSION** Management disclosed there was an Executive Session held on June 12, 2019 to discuss member discipline, collections, contracts and legal matters.
- CONSTANT CALENDAR** Motion was made by Derek Bounds seconded by Ken Carlfeldt to approve the Regular Meeting Minutes from the June 12, 2019 meeting. Ricardo Perea and Shelley Fajardo abstained. Motion carried.
- Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve the Financial Statements ending June 30, 2019. Motion carried unanimously.
- INVESTMENT** Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve two CDs for 12 months each at \$200,000.00; August 15, 2019 and August 22, 2019 maturity dates. Motion carried unanimously.
- PRESIDENTS REPORT** Sharlene Dunn reported that all but 1 street with single garages has been confirmed, still researching AC unit conduit standards.

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**TREASURERS
REPORT**

Operating balance as of June 30, 2019 is \$189,635.00
Reserve balance as of June 30, 2019 is \$2,931,252.00
Delinquencies is \$72,283.00

**MANAGER'S
REPORT**

Taryn Martin reported that tree trimming is still taking place, waiting for street project dates, PCW is still repairing roofs, Waverly Glen owners are very happy with the new roof.

OLD BUSINESS

6461 Pepper Hill – PCW – A/C Install
Table to August.

Solar System Rules and Regulations
Table to August. Concern with proposed rule # 5. Is it stating if project is approved panels could be placed over another unit?

Reserve Study 2019
Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve the 2019 Reserve Study. Motion carried unanimously.

NEW BUSINESS

Fence Menders – 6249 Flower Gate Lane
Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve a proposal from Fence Menders to replace the stair rail in the amount of \$500.00. Motion carried unanimously.

California Gate – Echo Hill TCP/IP Module Replacement
Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve a proposal from California Gate for new TCP/IP Module in the amount of \$373.09. Motion carried unanimously.

PCW – Various Repairs
Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve a proposal from PCW to repair the flat roof in the amount of \$598.00 at 20246 Clear River. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve a proposal from PCW to repair the stucco wall repair in the amount of \$638.00 at 6243 Flower Creek Lane. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve a proposal from PCW to repair the entry columns in the amount of \$425.00 at 20080 Waverly Glen. Motion carried unanimously.

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Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve a proposal from PCW for exterior stucco repairs in the amount of \$757.00 at 20001 Clear River. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve a proposal from PCW for wood repairs in the amount of \$1,148.00 at 6467 Pepperhill Drive. Motion carried unanimously.

6461 Horseshoe for concrete removal and garage pedestrian door height adjustment has been tabled to August.

Motion was made by Shelley Fajardo, seconded by Derek Bounds to approve a proposal from PCW for roof repairs in the amount of \$2,599.00 at 19926 Ridge Manor. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Derek Bounds to approve a proposal for concrete replacements in the amount of \$4,552.00 at 6243 Green Tavern. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Derek Bounds to approve a proposal from PCW for roof repairs in the amount of \$1,116.00 at 6560 Shady Gate. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Derek Bounds to approve a proposal from PCW for concrete replacements in the amount of \$2,038.00 at 20076 Clear River. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Derek Bounds to approve a proposal from PCW for wood repairs in the amount of \$568.00 at 6431 Olive Branch. Motion carried unanimously.

Monthly Lighting Contract

Table to September.

Architectural

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to deny a cable installation at 6442 Shady Lawn as additional information is needed. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve installation of a ring doorbell at 19957 Apple Creek. Motion carried unanimously.

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Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve installation of a ring doorbell at 19936 Ridge Manor. Motion carried unanimously.

Attorney Status Report – Collections & Litigation

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the June 30, 2019 Delinquency Report. Sharlene Dunn abstained. Motion carried unanimously.

Insurance Proposal

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the insurance premium in the amount of \$77,569.00, saving \$347.00. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:36 pm.

ATTEST

Respectfully Submitted by Taryn Martin, StoneKastle Community Management.

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 July 10, 2019 as approved by the Chairman of the Meeting.

Dated: _____

Acting Secretary