

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 14, 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 August 14, 2019 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President  
Ken Carlfeldt, Treasurer  
Shelley Fajardo, Secretary
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Derek Bounds, Member  
Ricardo Perea, Vice President
- CALL TO ORDER** The meeting was called to order at 6:45 PM by Sharlene Dunn, Board President.
- OPEN FORUM** 5 (five) homeowners were present. The topics discussed included: landscape, window/slider replacements, patrol and tow company.
- EXECUTIVE SESSION** Management disclosed there was an Executive Session held on July 10, 2019 to discuss member discipline, collections, contracts and legal matters.
- CONSTANT CALENDAR** Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the Regular Meeting Minutes from the July 10, 2019 meeting. Motion carried.
- Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the Financial Statements ending July 31, 2019. Motion carried unanimously.
- INVESTMENTS** Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve four CDs with Morgan Stanley out of the MSSB MM for 12 months each at \$100,000.00 to be stagger with the current CD ladder. Motion carried unanimously.
- Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve to roll the CD for 12 months maturing September 27, 2019 in the amount of \$175,000.00. Motion carried unanimously.
- Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve to roll the CD for 12 months maturing September 30, 2019 in

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the amount of \$125,000.00. Motion carried unanimously.

**PRESIDENTS  
REPORT**

Sharlene Dunn reported that she will be attending this month's CAI luncheon on social media and also going to the legal forum on October 18, 2019. She also mentioned that the crack-seal project has been completed, OC Patrol works with Tows R Us due to they have contracts with city police departments and CHP which makes them accountable with annual audits for honesty, ethics etc.

**TREASURERS'  
REPORT**

Ken Carlfeldt reported that there are two maturing CD's in September. Utilities and tree maintenance pushed budget over this month. \$165,405.00 in the Operating and \$2,970,206.00 in Reserves and Investments.

**MANAGERS'  
REPORT**

Taryn Martin reported that street slurring started August 14, 2019 and will end August 23, 2019. Taryn also reported that the address signs for the garages have been ordered and that OC Public Works is requesting approval to install a new pathway for horses and bikes along Esperanza across Echo Hill.

**ARCHITECTURAL  
REVIEW**

20350 Flower Gate – Patio Cover

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to deny installation of a patio cover due to insufficient information. The Board is requesting the owner obtain approval from the City and provide the approval with their resubmittal to the association. Motion carried unanimously.

19856 White Springs – Camera

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the wireless camera, Styleline windows, and 3 panel Milgard Trinsic slider. Motion carried unanimously.

**UNFINISHED  
BUSINESS**

Solar Panel Policy

Motion was made by Ken Carlfeldt seconded by Shelley Fajardo to approve the solar panel policy. Management to mail out to residents for a rule change. Motion carried unanimously.

6461 Horse Shoe Lane

Table to September. Board would like Douglas Landscape to review and provide a recommendation.

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A/C Conduit Installation Process

Table to September. Sharlene provided the pictures of an installation utilizing the existing conduit lines to a vendor who is looking into recommendations on how future A/C units can be installed.

**NEW BUSINESS**

Approval of Draft Audit

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the draft audit prepared by VanDerPol and Company. Motion carried unanimously.

California Gate – Tennis Court Access Control

Motion was made by Ken Carlfeldt seconded by Shelley Fajardo to deny a proposal from California Gate for adding an access control panel. Motion carried unanimously.

Proposals for Monthly Lighting Maintenance

Table to January 2020.

Architectural Guidelines

Revise window/slider options and mail out for rule change.

Liens

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve to approve a lien on account 4960850961 and 4960852651. Motion carried.

Correspondence

The Board requested Douglas Landscape inspect and provide their input regarding this issue of the concrete slab underneath the AC unit at 20141 cracking from surrounding landscape vegetation.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:25 pm.

**ATTEST**

Respectfully Submitted by Taryn Martin, StoneKastle Community Management.

**APPROVED BY THE BOARD 9/11/19**