

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 9, 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 October 9, 2019 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President
Ricardo Perea, Vice President
Shelley Fajardo, Secretary
Derek Bounds, Member
Ken Carlfeldt, Treasurer
- Taryn Martin, StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 6:31 PM by Sharlene Dunn, Board President.
- OPEN FORUM** 7 (seven) homeowners were present. The topics discussed included: gutters, lighting, and landscaping.
- EXECUTIVE SESSION** Management disclosed there was an Executive Session held on September 11, 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 September 11, 2019 meeting. Motion carried.
- Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve the Financial Statements ending September 30, 2019. Motion carried unanimously.
- INVESTMENTS** Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve to combine two CIT Bank CDs and roll for 12 months maturing November 19, 2019 for \$105,114.33 and \$105,123.40. Motion carried unanimously.
- Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve to roll the MS-MS CD for 12 months in the amount of \$200,000.00. Motion carried unanimously.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 9, 2019 - PAGE 2**

**PRESIDENTS'
REPORT**

Sharlene Dunn reported that she reviewed CAI legal forum to be held on October 18, 2019 which goes over all new laws going into effect in 2020, the bike trail has been finalized for Esperanza Blvd, solar panels for the roofing system is exposed to a number of requirements; 3 foot setback from the edge is required, some of the buildings have two roofs which modifications would be required in order to install the panels, reviewed different levels of toxicity for herbicides; what is behind used within the community is within acceptable range to be used (using fusillade and weed be gone).

**TREASURERS'
REPORT**

Ken Carlfeldt reported the following amounts:
Operating- \$124,922.00
Reserves- #3,062,999.00
Owed by Owners 9/30- \$79,000.00
Expenditures out of reserves was \$10,890
Net income- \$13,872.00

**MANAGERS'
REPORT**

Taryn Martin reported that the garage address signs are done and will be ready to install, holiday tree bins have been ordered. Gutter cleaning is scheduled to be completed.

**ARCHITECTURAL
REVIEW**

20374 Cranberry Lane

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve new windows with Windor Windows Series 3000. Motion carried unanimously.

20252 Fern Creek – Amerimax New Horizon Slider

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve to install an Amerimax New Horizon Slider. Motion carried unanimously.

**UNFINISHED
BUSINESS**

6461 Horseshoe – Garage Pedestrian Door

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve a proposal from PCW to repair the water intrusion issue at the garage pedestrian door in the amount of \$2,524.00. Motion carried unanimously.

A/C Conduit Installation Process

This item has been tabled to the November meeting.

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 9, 2019 - PAGE 3**

Board Duties and Responsibility Refresher

Sharlene Dunn provided a handout to all Board members providing an overview of HOA documents and board responsibilities.

NEW BUSINESS

PCW Proposals

Motion was made by Shelley Fajardo, seconded Ricardo Perea to approve annual roof maintenance for flat and pitched roofs in the amount of \$34,338.00. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded Ricardo Perea to approve replace wing walls and wall cap at 6430 Horse Shoe in the amount of \$5,180.00. Motion carried unanimously.

2020 Draft Budget & Reserve Study

Motion was made by Ricardo Perea seconded by Ken Carlfeldt to approve the 2020 budget with the monthly assessment remaining at \$345.00. Motion carried unanimously.

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

Homeowner Landscape Requests

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve to remove the tree hanging over patio of 20386 Flower Gate Lane. Motion carried unanimously.

Motion was made by Shelley Fajardo seconded by Ken Carlfeldt to approve to remove the tree hanging over the reserve space of 20024 Waverly Glen. Motion carried unanimously.

Liens

Motion was made by Shelley Fajardo seconded by Ricardo Perea to approve to lien account #4960852481 for a delinquent amount of \$761.41 and account #4960853771 for a delinquent amount of \$730.21. Motion carried.

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 BY THE BOARD 11/13/19