

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 8, 2020  
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 January 8, 2020 at 6:30 pm, at White Springs Clubhouse.
- PRESENT** Sharlene Dunn, President  
Shelley Fajardo, Treasurer  
Derek Bounds, Secretary  
Ricardo Perea, Vice President  
Ken Carlfeldt, Member
- 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** 9 Homeowners were present to discuss roof repairs, painting, graffiti, violations, landscape replacements, parking, and lighting.
- CONSTANT CALENDAR** Minutes  
A motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the Regular Session minutes for December 11, 2019 contingent upon updating that Taryn Martin as being present at the December Regular Meeting. Motion carried.
- Financial Statements  
A motion was made by Shelley Fajardo, seconded by Ricardo Perea to accept the financial statements for the periods ending November 30, 2019 and December 31, 2019. Motion carried unanimously.
- PRESIDENTS' REPORT** Painting walk is scheduled for January 16, 2020 with Dunn Edwards and four vendors. PCW has inspected all upper decks, 20 decks are in poor condition. Recommend garage numbers be installed after the painting project.
- TREASURERS' REPORT** Shelly Fajardo provided a financial comparison of October vs. November and November vs. December.

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**MANAGERS'  
REPORT**

Manager, Taryn Martin, updated the Board and Residents that the refuse company messed up the order to deliver the Christmas trash bins so they were delivered late. There was an insurance claim filed for sewage backup that occurred on Grace Haven.

**ARCHITECTURAL  
REVIEW**

20380 Ivy Hill – Ring Doorbell

Motion was made by Ricardo Perea, seconded by Derek Bounds to approve the ring doorbell. Motion carried unanimously.

6466 Shady Lawn

Motion was made by Ricardo Perea, seconded by Derek Bounds to approve the ring doorbell. Motion carried unanimously.

19826 Ridge Manor

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve Amerimax windows and slider. Motion carried unanimously.

**OLD BUSINESS**

OC Public Works Bike Path

Board reviewed proposed project, HOA attorney is in correspondence with OC Public Works to express Boards concerns.

**NEW BUSINESS**

PCW Proposals for Repairs

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve PCW to repair the roof at 20447 Cherry Gate Lane in the amount of \$2,575.00. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve PCW to repair the roof at 6430 New Gate in the amount of \$1,205.00. Motion carried unanimously.

20341 Echo Hill wall was tabled for \$6,900.00. Obtain second bid from Tom Sisto and table to February.

2020 Annual Maintenance Calendar

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve as drafted. The board will continue to monitor proposed projects in case adjustments need to be made. Motion carried unanimously.

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Homeowner Request to join Budget Committee

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to deny the homeowners request to join the budget committee. Motion carried unanimously.

Liens

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve to lien account #4960850391 for a delinquent amount totaling \$836.00. Motion carried unanimously.

Send to Collections

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve to send to collections account #4960850881 for a delinquent amount totaling \$2,527.43. Motion carried unanimously.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:15pm.

**ATTEST**

Respectfully Submitted by Taryn Martin, StoneKastle Community Management.

**APPROVED BY THE BOARD 2/12/20**