

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 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 July 8, 2020 at 6:30 pm via conference call.

PRESENT Sharlene Dunn, President
Shelley Fajardo, Treasurer
Ricardo Perea, Vice President
Ken Carlfeldt, Member
Derek Bounds, Secretary

Taryn Martin, StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 6:30 PM by Sharlene Dunn, Board President.

OPEN FORUM Ten (10) homeowners called in- decks, landscaping, zoom meetings, arc apps.

**CONSTANT
CALENDAR**

Minutes

A motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the Regular Session minutes for June 10, 2020 and June 16, 2020. Motion carried unanimously.

Financial Statements

A motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to accept the financial statements for the period ending June 30, 2020. Motion carried.

A motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve to roll a \$80,000.00 operating CD for 12 months. Motion carried.

A motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve to roll the following 6 CDs for 12 months. Motion carried.

Maturing August 20, 2020 CD with Goldman Sachs Bank for \$100,000 (1.75%)

Maturing August 21, 2020 CD with Bank Hapoalim for \$100,000 (1.75%)

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Maturing August 21, 2020 CD with Comenity Bank for \$200,000 (1.70%)

Maturing August 26, 2020 CD with Capital One Bank for \$125,000 (2.35%)

Maturing August 27, 2020 CD with TBK Dallas Bank for \$100,000 (1.70%)

Maturing August 28, 2020 CD with Morgan Stanley for \$100,000 (1.75%)

**PRESIDENTS'
REPORT**

Sharlene Dunn discussed flat roof replacements and deck repair projects; discussed option to review and revise rules and regulations.

**TREASURERS'
REPORT**

Shelley Fajardo reported that as of June 30, 2020 to increase cash accounts of \$70.00. AR- \$3,686.00 reserve accounts are up. Loss of \$3,686.00. YTD loss is \$17,213.00.

**MANAGERS'
REPORT**

Manager, Taryn Martin, reported that the rule change mailout will be sent to make pool guidelines permanently in effect.

ARCHITECTURAL 6431 Pepper Hill

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve architectural application for a wrought iron gate for the upstairs balcony. Motion carried unanimously.

6460 New Gate Way

Table to August

20146 Waverly Glen

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve architectural application for Amerimax windows. Motion carried unanimously.

OLD BUSINESS

Proposal for Flat Roof Repairs

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve a proposal from PCW approve the top 15 priority flat roof replacements in an amount not to exceed \$205,884.00. Motion carried unanimously.

Draft Reserve Study

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the draft reserve study as prepared by Advanced Reserve

Solutions. Motion carried unanimously.

NEW BUSINESS

Proposals for Concrete Repairs

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve a proposal from Concrete Hazard Solutions for repairs at 19924 Ridge Manor in the amount of \$2,325.00. Motion carried unanimously.

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve a proposal from Concrete Hazard Solutions for repairs at 6236 Green Taven in the amount of \$2,275.00. Motion carried unanimously.

Common Areas – COVID 19

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve to keep the White Springs pool closed and Echo Hill pool will remain open unless shutdown per governor announcements. Motion carried unanimously.

Bulky Item Pickup

Board discussed that Republic Services has pushed bulky item pickups to August and September. Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve for a private company to pick-up any bulky items until Republic Services can remove the items within one week per their original pick-up timeframes. Motion carried unanimously.

Good Citizen Awards

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve two good citizen awards for two residents who found a 5 gallon propane tank in the trash bin and took it offsite to dispose it. Amount is \$50 each. Motion carried unanimously.

Meeting Times

Motion was made by Ricardo Perea, seconded by Shelley Fajardo to approve to move executive meeting to 6pm to 7pm and regular meeting at 7pm. Motion carried unanimously.

Attorney Status Report – Collection & Litigation

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve to table the lien on account #4960850121 to next month. Motion carried unanimously.

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Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to move delinquent accounts 4960852801 and 4960852481 to the collection attorney. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:43 PM, reconvene at 8:28 PM, and adjourned at 8:29 PM.

ATTEST

Respectfully Submitted by Taryn Martin, StoneKastle Community Management.

APPROVED BY THE BOARD 8/12/2020