

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 12, 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 August 12, 2020 at 6:30 pm via conference call.
- PRESENT** Sharlene Dunn, President  
Ricardo Perea, Vice President  
Ken Carlfeldt, Member  
Derek Bounds, Secretary
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Shelley Fajardo, Treasurer
- CALL TO ORDER** The meeting was called to order at 7:01 PM by Sharlene Dunn, Board President.
- OPEN FORUM** Homeowners discussed pool activity at Echo Hill and the White Springs closure due to COVID19.
- CONSTANT CALENDAR**
- Minutes  
A motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the Regular Session minutes for July 8, 2020. Motion carried unanimously.
- Financial Statements  
A motion was made by Ken Carlfeldt, seconded by Ricardo Perea to accept the financial statements for the period ending July 31, 2020. Motion carried.
- A motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve to roll a \$80,000.00 operating CD for 12 months. Motion carried.
- A motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve to form two new \$150,000 CD for 6 months with Morgan Stanley from the Reserve Money Market account. Motion carried.

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**PRESIDENTS'  
REPORT**

Sharlene Dunn reported 11 young teenagers jumped the pool fence at the Echo Hill pool, the flat roof replacement project will start on August 17, 2020 and should take four (4) weeks to complete, the association received a complaint of smoking on patios which is a nuisance to surrounding neighbors.

**TREASURERS'  
REPORT**

Shelley Fajardo was absent.

**MANAGERS'  
REPORT**

Manager, Taryn Martin, reported that tree trimming is continuing throughout the community, large item pickups will continue to be completed by a private company due to the trash company is backed up to October 2020 to pick up large items.

**ARCHITECTURAL** 20176 Waverly Glen-2-ton AC unit

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the architectural application to install a 2-ton AC unit utilizing a conduit to be run up the side of the building, PCW will monitor project to ensure installation is correct and it is sealed. Motion carried unanimously.

6472 Horse Shoe- Windows & slider

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the architectural application for Milgard Styleline windows & one Milgard Trinsic slider. Motion carried unanimously.

20003 Apple Creek- Windows & slider

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the architectural application for Milgard Styleline windows & one Milgard Trinsic slider. Motion carried unanimously.

**OLD BUSINESS** Deck Repairs and Maintenance  
Table to September.

**NEW BUSINESS** Proposals for Concrete Repairs

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve a proposal from Concrete Hazard Solutions for grinding trip hazards throughout the community in the amount of \$15,875.00 contingent upon Pam's evaluation if they need to go lower. Motion carried unanimously.

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Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve a proposal from Concrete Hazard Solutions for crack repair and patching in the amount of \$10,525.00. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve a proposal from Concrete Hazard Solutions for removal and replacement in the amount of \$11,020.00. Motion carried unanimously.

**FHA Renewal Proposal**

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve a proposal from FHA Review to renew the FHA certification for the community in the amount of \$765.00. Motion carried unanimously.

**PCW Proposals for Repairs**

Coachwood- Table to September.

20320 Flower Gate- Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve a proposal for PCW Contracting to replace the vinyl patio gate in the amount of \$1,265.00 due to a common area tree damaging it. Motion carried unanimously.

**Insurance Renewal Proposal**

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the master insurance renewal proposal prepared by AleraGroup in the amount of \$77,569.00. Motion carried unanimously.

**2021 Draft Budget**

Table to September.

**Attorney Status Report – Collections and Litigation**

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve to lien account #4960853481. Motion carried unanimously.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:58 PM.

**ATTEST**

Respectfully Submitted by Taryn Martin, StoneKastle Community Management.

**APPROVED BY THE BOARD 9/9/20**