

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 9, 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 September 9, 2020 at 6:30 pm via conference call.
- PRESENT** Sharlene Dunn, President  
Ricardo Perea, Vice President  
Ken Carlfeldt, Member  
Derek Bounds, Secretary  
Shelley Fajardo, Treasurer
- Taryn Martin, StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 7:00 PM by Sharlene Dunn, Board President.
- OPEN FORUM** Ten (10) homeowners present. Topics included pool guidelines, flat roof replacements, and landscaping.
- CONSTANT CALENDAR** Minutes  
A motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve the Regular Session minutes for August 12, 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 August 31, 2020. Motion carried.
- A motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve to roll over a \$80,000.00 operating CD for 12 months. Motion carried.
- A motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve to roll over three CDs for 12 months each. Motion carried.
- PRESIDENTS' REPORT** Sharlene Dunn reported that there was vandalism at the Echo Hill pool, four young boys were caught on camera, confusion on board, laws, rules and how association runs.

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**TREASURERS'  
REPORT**

Shelley Fajardo reported a charge of \$40,000.00 in cash accounts to reserve. Largest charge in August were expenses with roof repairs, insurance and trash pickup.

**MANAGERS'  
REPORT**

Manager, Taryn Martin, reported that the flat roof replacement project will start within one week. PCW Contracting Services was delayed due to the City code requirements.

**ARCHITECTURAL** 6472 Amberwood- Windows & slider

Motion was made by Shelley Fajardo, seconded by Derek Bounds to approve the architectural application for Milgard Styleline windows & one New Horizon slider. Motion carried unanimously.

6460 New Gate Way- Patio cover  
Denied.

20252 Clear River- Windows

Motion was made by Ken Carlfeldt, seconded by Shelley Fajardo to approve the architectural application for Milgard Styleline windows. Motion carried unanimously.

**OLD BUSINESS**

Deck Repairs and Maintenance

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve priority 1 deck repairs to be completed by PCW. Motion carried unanimously.

PCW Proposals for Repairs

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve a proposal from PCW for Echo Hill repairs in the amount of \$6,900.00. Motion carried unanimously.

Motion was made by Ricardo Perea, seconded by Derek Bounds to approve a proposal from PCW for Echo Hill for the flat roof change order in the amount of \$45,231.00. Motion carried unanimously.

**NEW BUSINESS**

Proposed Pool Guidelines and Virtual Meeting Rules

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the proposed pool guidelines and virtual meeting rules following at 28-day comment period. Motion carried unanimously.

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Proposal for Sanitation Station

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve a proposal from Jet Clean for a sanitation station at the Echo Hill Pool in the amount of \$225.00. Motion carried unanimously.

Attorney Status Report – Collections and Litigation

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve to lien accounts #4960854621, #4960851561, #4960850261, and #4960853071. Motion carried unanimously.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:14 PM.

**ATTEST**

Respectfully Submitted by Taryn Martin, StoneKastle Community Management.

**APPROVED BY THE BOARD 10/14/20**