

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 14, 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 October 14, 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 6:30 PM by Sharlene Dunn, Board President.
- OPEN FORUM** 4 (Four) homeowners present. Topics included rule changes, tow reimbursement, roofs, decks.
- CONSTANT CALENDAR** Minutes
A motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the Regular Session minutes for September 9, 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 September 30, 2020. Motion carried.
- A motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve to roll over a \$80,000.00 CD with MS-TIAA FSB for 12 months. Motion carried.
- PRESIDENTS' REPORT** Sharlene Dunn reported that the budget committee met and has recommended a budget for 2021 with an increase in the monthly assessment to \$348.00, decking project is taking place, wood repairs are also being completed.

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**TREASURERS'
REPORT**

Shelley Fajardo reported that the net income was \$25,000.00 for the month. Overall, still at a loss for the year of \$40,000.00.

**MANAGERS'
REPORT**

Manager, Taryn Martin, reported that tree trimming, flat roof project and deck resurfacing project are all taking place. Concrete repairs have been completed.

ARCHITECTURAL 20440 Elm Hill

Motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve the architectural application for Styleline windows and a Trinsic sliding glass door. Motion carried unanimously.

OLD BUSINESS

Deck Repairs and Maintenance

Management to prepare documents to be mailed to the owners advising of maintenance responsibilities going forward.

PCW Proposals for Repairs

Motion was made by Ken Carlfeldt, 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 the entire community for the flat roofs in the amount of \$83,804.50. Motion carried unanimously.

NEW BUSINESS

Change Order Proposals for Flat Roof Repairs

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve the change orders for repairs on Amberwood, Cottage Hill and Green Tavern in the amount of \$6,490.00. Motion carried unanimously.

2021 Draft Budget and Reserve Study

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve a proposal for the 2021 Budget with dues in the amount of \$348 per month, this is a \$3.00 increase. Motion carried unanimously.

Review of Architectural Guidelines

Board will re-evaluate the options for windows and sliders once COVID-19 is lifted so they can visit the showrooms of the different manufacturers.

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Review of Volleyball Court

Board requested quotes to clean up and redo the volleyball court.
Table until quotes are received.

Review of Parking Spaces

Table to November.

Proposal for Holiday Lighting

Motion was made by Ken Carlfeldt, seconded by Ricardo Perea to approve a for holiday lighting in the amount of \$1,425.00. Motion carried unanimously.

Common Area Facilities – COVID 19

Motion was made by Shelley Fajardo, seconded by Ken Carlfeldt to approve to keep the White Springs pool closed. Motion carried unanimously.

Attorney Status Report – Collections and Litigation

Board reviewed delinquency report – no decisions to be made.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:38 PM.

ATTEST

Respectfully Submitted by Taryn Martin, StoneKastle Community Management.

APPROVED BY THE BOARD 11/18/20