

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JULY 14, 2021  
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 14, 2021 at 7:00 pm via conference call.
- PRESENT** Sharlene Dunn, President  
Ricardo Perea, Vice President  
Shelley Fajardo, Treasurer  
Ken Carlfeldt, Member
- Taryn Martin, StoneKastle Community Management, Inc.  
Paige Frost, StoneKastle Community Management, Inc.
- ABSENT** Derek Bounds, Secretary
- CALL TO ORDER** The meeting was called to order at 7:05 PM by Sharlene Dunn, Board President.
- OPEN FORUM** Seven (7) homeowners were present at this time to discuss pool areas, updates/improvements to be reviewed and discussed, who cleans up after gardeners – leaving piles of trimmings, requesting agenda be added to website same day it is posted onsite at each bulletin board.
- CONSTANT CALENDAR**
- Minutes  
A motion was made by Ricardo Perea, seconded by Shelley Fajardo approved the Regular Session minutes for June 9, 2021. Motion carried unanimously.
- Financial Statements  
A motion was made by Ricardo Perea, seconded by Shelley Fajardo to accept the Financial Statements for the period ending June 30, 2021. Motion carried unanimously.
- Ratifying Expenses  
A motion was made by Ricardo Perea, seconded by Shelley Fajardo approved to ratify the following expenses:
- PCW Change Order, 19932 Ridge Manor - \$113.50
  - PCW Change Order, 19838 Ridge Manor - \$239.50
  - PCW Change Order, 19862 Ridge Manor - \$1,043.50

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- PCW Change Order, 19938 Ridge Manor - \$265.75
- PCW Change Order, 19978 Ridge Manor - \$398.62
- PCW Change Order, 20009 Ridge Manor - \$350.00
- PCW Change Order, 20003 Ridge Manor - \$652.80
- PCW Change Order, 20003 Apple Creek - \$179.40
- PCW Change Order, 20158 Clear River - \$605.80
- PCW Change Order, 20246 Clear River - \$485.25
- PCW Change Order, 20270 Clear River - \$358.80
- PCW Change Order, 20170 Clear River - \$538.95
- PCW Change Order, 20270 Clear River - \$358.80
- PCW Change Order, 20253 Clear River - \$531.50
- PCW Change Order, 20011 Clear River - \$672.00
- PCW Change Order, 19864 Ridge Manor - \$390.75
- PCW Change Order, 6461 Shady Lawn - \$3,085.00

**PRESIDENTS'  
REPORT**

Sharlene Dunn reported presentation from our insurance agent – small increase in premium with same coverage, PCW is looking into options of different materials to replace the pool trellis, anticipating more laws and regulations due to Miami building collapse.

**TREASURERS'  
REPORT**

Shelley Fajardo reported that as of June there was a increase of \$28,000.00. AR for homeowners increased slightly along with prepaid homeowner assessments. YTD loss is \$57,000.00. Reserves had a increase of \$52,000.00.

**MANAGERS'  
REPORT**

Manager, Taryn Martin, reported that the painting project will finish up along with the wood repairs in the next few weeks. The focus will then be on the two pool areas.

**ARCHITECTURAL** A motion was made by Ricardo Perea, seconded by Ken Carlfeldt to approve an architectural application from 6478 Olive Branch for new windows, Amerimax craftsman series and new horizon. Motion carried unanimously.

**UNFINISHED  
BUSINESS**

Proposals for Mailboxes

The Board reviewed a proposal from Dicks Lock and Safe for new mailboxes throughout the community in the total amount of \$50,298.00. The Board also reviewed two additional proposals from Hillcrest Construction. Table project but management to research if same option.

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**NEW BUSINESS**

2022 Draft Budget

This item has been tabled to August Meeting.

Insurance Renewal

Motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve the insurance renewal premium in the total amount of \$74,951.00 for same coverages. Motion carried unanimously.

PCW Stair Repairs Proposal

A motion was made by Shelley Fajardo, seconded by Ricardo Perea to approve a proposal from PCW for stair repairs in the total amount of \$4,390.00. Motion carried unanimously.

Pool Fence Repairs Proposal

The Board reviewed a proposal from Iron Work Industries, Inc. for repairs to the pool fence in the total amount of \$14,730.00. Management wants to obtain 2 additional quotes for this project.

Draft Reserve Study

This item has been tabled to August Meeting.

Attorney Status Report – Collections and Litigation

The Board reviewed the Delinquency report as of June 2021.

A motion was made by Ricardo Perea and seconded by Ken Carlfeldt to approve to Lien the following homeowners.

- 4960851161
- 4960850391
- 4960853231
- 4960853361

Motion carried unanimously.

**CORRESPONDENCE**

6472 Olive Branch

The homeowner listed above is requesting a safelist for their vehicle while they wait for registration tags to arrive. Extended safelist to next meeting.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:54 PM.

**ATTEST**

Respectfully Submitted by Taryn Martin, StoneKastle Community Management.

**APPROVED**

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Sharlene Dunn, Board President

**SECRETARY'S CERTIFICATE**

I hereby certify that I am the duly Appointed and Acting Secretary of the Fairmont Hill Community Association and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held July 14, 2021 as approved by the Chairman of the Meeting.

Dated: \_\_\_\_\_

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Acting Secretary