

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 11, 2022
GENERAL SESSION MINUTES**

NOTICE Upon due notice given and received, the meeting of the Board of Directors of The Fairmont Hill Community Association was held on May 11, 2022, at 7:00 p.m. at the community clubhouse.

PRESENT Shelley Fajardo, President
Chris Mojarad, Vice President
Albert Bozek, Treasurer
Tracy Jankowski, Secretary
Jonathan Kellogg, Member at Large

**OTHERS
PRESENT** Nancy Blasco, CCAM, StoneKastle Community Management, Inc.

ABSENT None

CALL TO ORDER The meeting was called to order at 6:35 PM

**EXECUTIVE
DISCLOSURE** Management disclosed an executive session was held on March 9, 2022, to discuss member discipline, collections, contracts, and legal matters.

**CONSTANT
CALENDAR** Minutes
A motion was made, seconded, and unanimously carried to approve the Regular Session minutes for March 9, 2022, as written.

Financial Statements
A motion was made, seconded, and unanimously carried to accept the Financial Statements for the period ending April 20, 2022, subject to audit.

Liens
A motion was made, seconded, and unanimously carried to deny recording a lien on the following properties as they are now current.

- APN #935-840-52
- APN #936-310-78
- APN #936-310-72

**PRESIDENTS'
REPORT** Shelley Fajardo reported to the Board
Former Board Member, Ken Carlfieldt passed away from cancer. A memorial is going to be scheduled in the near future.

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GENERAL
BUSINESS

One Stop Pool Pro's – Tim Robert was present and answered questions regarding the condition of the pool and the service. Tim advised the Board the Echo Hill Spa Heater is broken. A motion was made, seconded, and unanimously carried to approve the replacement of the spa heater for \$4,125.00.

Mailbox Replacement Proposals

Dick's Lock and Safe - \$92,987.25

Hillcrest Construction Company - \$91,900.00

The Board reviewed two proposals for mailbox replacement. A motion was made, seconded, and unanimously carried to table the proposals pending receipt of additional proposals.

Amplex Proposal – Replace Sand in Volleyball Court

A motion was made, seconded, and unanimously carried to table the proposal as this is not a priority at this time.

Amplex Proposal – Replace Garage Can Lights

A motion was made, seconded, and unanimously carried to approve the proposal from Amplex dated May 5, 2022, to remove 946 round can light fixtures and bulbs and dispose and clean existing recessed fixtures and install new recessed led 6 inch with lightbulb screw in retrofit in existing fixture. Additionally, remove 24 square light covers and paint white and retrofit with supplied glass or plastic material clean existing fixtures and install supplied light and over back on existing fixtures.

Retrofit A – pricing \$16.25 each

Retrofit B – Pricing \$25.00 each includes paint

PCW Proposals – Resurface Balcony Deck – 6531 Shady Gate Lane and 20440 Elm Hill

A motion was made, seconded, and unanimously carried to Deny the proposals. 6531 Shady Gate Lane is Albert Bozek's home and he does not need a resurface at this time. Management has been requested to obtain additional bids for 20440 Elm Hill.

Community Priority List

The Board discussed 3 items that are a priority to complete in 2022:

- Mailbox Replacement
- Lighting replaced and operable throughout the community
- Pool Renovation

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OPEN FORUM There were several owners present during the homeowner's forum and the following topics were discussed: vinyl patio covers, landscape, broken electrical boxes, dirty restrooms, and broken spa.

ADJOURN There being no further business to come before the Board of Directors in General Session, a motion was made, seconded, and unanimously carried to ADJOURN at 8:53 p.m.

SECRETARY'S CERTIFICATE

I, Tracy Jankowski, duly Appointed and Acting Secretary of the Fairmont Hill Community Association, do hereby certify the foregoing is a true and correct copy of the Minutes of the GENERAL SESSION of the Board of Directors held on the above date as approved by the Board of Directors of the Fairmont Hill Community Association.

ATTEST:

Tracy Jankowski
Appointed Secretary

6/8/2022
Date