

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 13, 2022
GENERAL SESSION 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 13, 2022, at 7:00 pm at the community clubhouse.
- PRESENT** Chris Mojarad, Vice President
Albert Bozek, Treasurer
Tracy Jankowski, Secretary
Jonathan Kellogg, Member at Large
- ABSENT** Shelley Fajardo, President
- OTHERS
PRESENT** Nancy Blasco, CCAM, StoneKastle Community Management, Inc.
See Sign in Sheet
- CALL TO ORDER** The meeting was called to order at 7:00 PM by Chris Mojarad, Board Vice President.
- EXECUTIVE
DISCLOSURE** Management disclosed an executive session was held on July 13, 2022, to discuss member discipline, collections, contracts, and legal matters.
- CONSENT
CALENDAR**
- Minutes
A motion was made, seconded, and unanimously carried to approve the Regular Session minutes June 8, 2022, as written.
- Financial Statements
A motion was made, seconded, and unanimously carried to accept the Financial Statements for the period ending June 30, 2022, subject to audit.
- CIT Notice of Unclaimed Fund
A motion was made, seconded, and unanimously carried to approve the notice of unclaimed funds.
- Liens
In accordance with California Civil Code §5673: A motion was made, seconded, and unanimously carried to approve recording a lien in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code on the properties identified as:
- APN #935-310-31

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VICE PRESIDENTS'
REPORT

Chris Mojarad reported to the Board and Members present:
The Board is working diligently on securing a new landscape provider.

TREASURERS
REPORT

Vice President, Chris Mojarad reported to the Board and Members present.

TREASURERS'
REPORT

As of June 30, 2022 there is a balance of \$52,467.67 in the CIT operating account and a total of \$3,171,517.94 in the reserve accounts.

GENERAL
BUSINESS

Hillcrest Construction - Mailbox Proposal

The Board reviewed multiple proposals for the replacement of the community mailboxes. After review and discussion, a motion was made, seconded, and unanimously carried to Approve Hillcrest Construction proceeding with preparing a plan to present to the post office for a price not to exceed \$1,200.00. Furthermore, if the Board agrees to proceed with Hillcrest performing the installation, \$1,200.00 will be deducted from the balance of the total cost of the project.

Peak Lighting & Electric – Lighting Proposals

Proposal – Replace light pole **and fixture with led light** at Apple Creek and Horseshoe.

Proposal – Replace light pole **ONLY and utilize existing fixture** at Apple Creek and Horseshoe.

A motion was made, seconded, and unanimously carried to table the proposals pending receipt of sample fixtures from China for a not to exceed amount of \$500.00. Albert Bozek will purchase the same fixtures.

Amplex Group Services Proposal - Clean Surveillance Cameras

A motion was made, seconded, and unanimously carried to approve the proposal from Amplex Group Services to clean the surveillance cameras for \$125.00 per service.

Janitorial Proposals

The Board reviewed multiple proposals for monthly janitorial services. A motion was made, seconded, and unanimously carried to approve the proposal from Amplex Group Services for all inclusive pricing including labor, cleaning supplies and services for:

1 visit weekly – Monthly Rate: \$670.00 per month

2 Visits weekly – Monthly Rate: 825.00 per month

3 Visits weekly – Monthly Rate \$985.00 per month summer months
(at the discretion of the Board)

After Hours Emergency Services: \$35.00

Roof Maintenance Proposals

A motion was made, seconded, and unanimously carried to table the proposals received pending receipt of a third proposal for comparison from PCW.

Deck Repair for 20440 Elm Hill

The Board reviewed the original proposal from PCW and the additional proposal from Ridgeline Construction for Deck repairs at 20440 Elm Hill. A motion was made, seconded, and unanimously carried to table the proposal pending a legal opinion regarding deck maintenance responsibility.

Homeowner Request – Deck Repair – 19862 Grace Haven

Ridgeline Construction provided a proposal for deck repair at 19862 Grace Haven. A motion was made, seconded, and unanimously carried to table the proposal pending a legal opinion regarding deck maintenance responsibility.

Vasin Signs Proposals

A motion was made, seconded, and unanimously carried to table the proposal for community wide regulatory signs pending receipt of additional proposals.

Aqua Trends Pool Maintenance Proposal

A motion was made, seconded, and unanimously carried to approve the pool maintenance proposal from Aquatrends Commercial Pool Services dated July 24, 2022, to perform services as follows:

Winter: 2x week service - \$1,050.00 per month

Summer: 3x per week service - \$1,575.00 per month

Preventative maintenance is an additional cost as well as equipment repairs and chemicals.

Furthermore, management has been requested to send a 30-day termination notice to One Stop Pools.

Landscape Maintenance Proposals

The Board has reviewed several proposals and conducted interviews with perspective landscape providers. A motion was made, seconded, and unanimously carried to table the proposals to the meeting in August.

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OPEN FORUM There were several owners present during the homeowner's forum and the following topics were discussed: decks, termite notices, O.C. Patrol, roofing system conditions, patio furniture, landscaping.

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 8:47 p.m.

NEXT MEETING The next meeting is August 10, 2022, at the Fairmont Hill Clubhouse.

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

8/9/2022
Date