

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 11, 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 October 11, 2022, at 7:00 pm at the community clubhouse.

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

ABSENT None

OTHERS PRESENT Nancy Blasco, CCAM, StoneKastle Community Management, Inc.
Lori Yarborough, 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 President.

EXECUTIVE DISCLOSURE Management disclosed an executive session was held on October 11, 2022, to discuss collections, minutes, legal and owner correspondence.

CONSENT CALENDAR Minutes
A motion was made, seconded, and unanimously carried to approve the Regular Session minutes September 13, 2022, as written.

Financial Statements
A motion was made, seconded, and unanimously carried to accept the Financial Statements for the period ending September 30, 2022, subject to audit.

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: None at this time

PRESIDENTS REPORT Chris Mojarad reported to the Board and Members present:

- Landscape Update
- Mailbox Update
- Roof Maintenance Update

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- Tree Trimming Update

**TREASURERS'
REPORT**

As of September 30, 2022, there is a balance of \$59,985.93 in the CIT operating account and a total of \$3,267,732.70 in the reserve accounts.

**COMMITTEE
REPORTS**

Architectural Committee
No update

Block Captains

Working on a welcome letter for new owners and looking for additional volunteers. They will solicit help at the Halloween event.

Social Committee

Amy Yates committee chair advised she is looking for additional volunteers to help with the fall/Halloween event.

Budget Committee

Shelley also reported, the Budget Committee is scheduled to meet and present a budget to the Board at the November meeting.

Parking Committee

Working on parking rules and regulations and will present to the Board for consideration when ready.

**GENERAL
BUSINESS**

Lighting Proposals

A motion was made, seconded, and unanimously carried to table the following proposals to the November meeting for further review.

Horizon Lighting – Service 2x per month - \$285.00 per month plus materials

Pro-Tek Electrical & Lighting Inc. - Service 2x per month - \$729.00 per month plus materials

L.U. Electric, Inc. – Service 1X per month - \$760.00 per month plus materials

Wheel Stop Proposals

The Board reviewed two proposals for the replacement of the broken wheel stops throughout the community. A motion was made, seconded, and unanimously carried to approve proposal #223580 from Humburg & Associates dated 10/11/22 for \$1,877.00.

Trip Hazard Proposals

The Board reviewed two proposals for the repair or replacement of the identified trip hazards throughout the community. A motion was made, seconded, and unanimously carried to approve the proposal from BBP, Inc. dated 10/11/22 for \$8,885.00.

Hillcrest Construction Company – Stucco Patch

A motion was made, seconded, and unanimously carried to approve proposal 21-398M, Estimate #5722 from Hillcrest Construction Company date 09/20/22 to perform the stucco repairs and paint after the removal of all of the mailboxes in the community for \$6,400.00.

Bemus Tree Care Proposal

A motion was made, seconded, and unanimously carried to approve the proposal from Bemus Landscape to remove two (2) Pear trees next to 20459 Elm Hill due to possible root invasion for \$1,724.26.

Owner Request -20459 Elm Hill – Tree Root Damage

A motion was made, seconded, and unanimously carried to deny the request of the owner of 20459 Elm Hill for patio slab repairs as this is an owner responsibility.

Light Poles and Tops

A motion was made, seconded, and unanimously carried to approve Albert Bozek a budget not to exceed \$2,500.00 for the purchase of four (4) aluminum light post and three (3) tops for common area lighting supplies.

OPEN FORUM

There were several owners present during the homeowner's forum and the following topics were discussed: newsletter frequency, landscaping debris, dumpster trash excessive,

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 8:30 p.m.

NEXT MEETING

The next meeting is November 9, 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

11/8/2022
Date