

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 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 December 13, 2022, at 7:00 pm at the community clubhouse.

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

**ABSENT
OTHERS
PRESENT** Lori Yarborough, CCAM StoneKastle Community Management, Inc.
See Sign in Sheet

CALL TO ORDER The meeting was called to order at 8:35 PM by Chris Mojarad, Board President.

**EXECUTIVE
DISCLOSURE** Management disclosed an executive session was held on December 13, 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 November 8, 2022, as written.

Financial Statements
A motion was made, seconded, and unanimously carried to accept the Financial Statements for the period ending November 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

Ratify Approval
A motion was made, seconded, and unanimously carried to ratify approval for the removal of the two fallen Pepper Trees.

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**PRESIDENTS
REPORT**

Chris Mojarad reported to the Board and Members present:

- Building Captains meeting
- Trash problems, flyer being prepared to be mailed to all residents.

**TREASURERS'
REPORT
COMMITTEE
REPORTS**

Nothing at this time.

Architectural Committee

No update

Block Captains

Review of large item pickup flyer.

Social Committee

No update

Budget Committee

No update

Parking Committee

Committee is waiting on survey company outcome.

**GENERAL
BUSINESS**

Lighting Proposals

A motion was made, seconded, and unanimously carried to preapprove \$5,000 or less to replace 4 post with association tops.

A motion was made, seconded, and unanimously carried to approve Horizon Lighting to service 2x per month at \$285.00 per month plus materials. The Board requests that only reports are provided, no replacements completed.

City of Yorba Linda

Chris Mojarad updated the homeowners regarding the Ridge Manor slope for maintenance.

Bemus Landscape Proposal

Tabled until the December 14th walk.

PCW Proposals

A motion was made, seconded, and unanimously carried to approve proposal #536504 to replace the damaged precast concrete stair thread at 19928 Ridge Manor at a cost of \$525.00.

The Board tabled proposal #'s 114029-20282 Clear River, 113913-20362 Flowergate and 113929-20046 Clear River.

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Monetary Spending Authority for Management

A motion was made, seconded, and unanimously carried to approve \$5,000.00 for all Board Members for emergency issues.

Owner Request

Jankowski – Large Item Disposal

Jankowski - Landscaping

Jankowski / Kellogg – Newsletter and Newsletter Distribution

Jankowski – Holiday Lighting

A motion was made, seconded, and unanimously carried to approve to have Amplex remove the large items on New Gate Way.

OPEN FORUM

(9) Nine homeowners were present during the homeowner's forum.

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 9:18 p.m.

NEXT MEETING

The next meeting is January 10, 2023, 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

1/10/2023
Date

BOARD OF DIRECTORS MEETING

SIGN IN SHEET

Owner

Name	Address	Email	ISSUE	Y or N
DEREK BOUNDS			None	Yes
DAVE & NATASHA ELAM	6230 FLOWER CREEK	daveelam@mac.com	SIGNING SUB FLOOR	YES
Kelly & John King				YES
Kathryn Burton	20150 Waverly Glen		FLYER Approval or changes	YES
Zoom:				
Susan O'Brien				
Michael				
Kelly				
Andrew				
Marek				