

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 10, 2023  
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 January 10, 2023, 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 7:05 PM by Chris Mojarad, Board President.

**EXECUTIVE  
DISCLOSURE** Management disclosed an executive session was held on January 10, 2023, 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 December 13, 2022, as written.

Financial Statements

A motion was made, seconded, and unanimously carried to accept the Financial Statements for the period ending December 31, 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:

1. 4960854631
2. 4960852721

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**PRESIDENTS  
REPORT**

Chris Mojarad reported to the Board and Members present:

- Accomplishments for 2022 since the new Board was elected in April.

**TREASURERS'  
REPORT  
COMMITTEE  
REPORTS**

Nothing at this time.

Architectural Committee

No update

Block Captains

Flyers were passed out to each door requesting that large boxes and bulky trash be broken down in order to avoid filling the dumpsters.

Social Committee

No update

Budget Committee

No update

Parking Committee

Committee is waiting on the survey company outcome.

**GENERAL  
BUSINESS**

Lighting Proposals

A motion was made, seconded, and unanimously carried to allow Director Kellogg and Director Bozek to select a lighting vendor to replace 5 pole lights not to exceed \$11,000.00, once the revised proposal from L.U Electric Inc. is received and the bids provided can be compared.

City of Yorba Linda

Chris Mojarad updated the homeowners regarding the Ridge Manor slope maintenance being required by the City of Yorba Linda. Management is currently bidding on the project with three vendors and will be meeting them onsite with the City representative in order to define bid scope.

Bemus Landscape Proposal

The Board tabled the upgrade landscape proposals until the February meeting.

A motion was made, seconded, and unanimously carried to approve high priority irrigation repairs in the amount of \$19,867.02.

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The Board tabled the low priority irrigation repairs until the high priority irrigation repairs are completed.

Roofing Proposals

A motion was made, seconded, and carried with two oppositions to approve the following Antis Roofing proposals:

6549 Shady Gate-\$3,805.00  
6466 Olive Branch-\$22,645.00  
20458 Cherry Gate-\$6,244.00  
6436 Horse Shoe -\$5,235.00

PCW Proposals

The Board tabled numerous proposals until the February meeting.

Architectural Committee Reorganization

A motion was made, seconded, and unanimously carried to approve to remove Amy Yates from the committee now that she has been appointed to the Board and appoint Andrew Yates to the Committee.

Holiday Lighting 2023

The Board tabled this item until the February meeting.

Republic-Large Item Pick Information

The Board reviewed information provided by Republic regarding large item pickups.

Landscaping Overspray on Vehicle

The Board was advised that Bemus Landscape will be paying for the overspray on a vehicle due to the failure to stop the irrigation from hitting the vehicle.

Request to Replace Building Address Plaques

The Board instructed Management to obtain proposals for replacement.

**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 February 15, 2023, at the Fairmont Hill Clubhouse.

**SECRETARY'S CERTIFICATE**

I, \_\_\_\_\_, 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:

\_\_\_\_\_  
Appointed Secretary

\_\_\_\_\_  
Date