

**FAIRMONT HILL COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JULY 11, 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 July 11, 2023, at 7:00 pm at the community clubhouse.

**PRESENT** Chris Mojarad – President  
Amy Yates - Vice President  
Shelley Fajardo - Treasurer  
Derek Bounds - Secretary  
Albert Bozek -Member at Large

**ABSENT** None

**OTHERS  
PRESENT** Lori Yarborough, CCAM StoneKastle Community Management, Inc.  
Nancy Blasco, CCAM - StoneKastle Community Management  
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 July 11, 2023, to discuss collections, contracts, minutes, legal and owner correspondence.

**CONSENT  
CALENDAR** A motion was made, seconded, and unanimously carried to approve the following items on the consent calendar:

Minutes

Regular Session meeting minutes June 13, 2023, as submitted.

Financial Statements

Financial Statements for the period ending June 30, 2023, subject to audit.

Antis Roofing Proposals

20005 Ridge Manor Way - \$11,850.00

19986 Ridge Manor Way - \$7,500.00

Bemus Landscape Proposals

188442 - \$295.40

146460A - \$1,105.84

146460B - \$993.40

161956A - \$338.52

161956B - \$384.18

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201485 - \$274.28  
169583 - \$1,608.31  
169588 - \$924.92

**PRESIDENTS  
REPORT**

Chris Mojarad  
Nothing at this time.

**TREASURERS'  
REPORT**

Shelley Fajardo provided a recap of the current financials.  
A motion was made, seconded, and unanimously carried to approve reinvesting the following Morgan Stanley CD's:

1. \$250k CD maturing 7/21/2023- already approved to reinvest into new \$250k 6-Month CD
2. \$250k CD maturing 7/28/2023- already approved to reinvest into new \$250k 9-Month CD

Furthermore, a motion was made, seconded, and unanimously carried to approve opening a CD in the amount of \$250K each effective August 1, 2023 with a term of 3 months at the best available rate.

**GENERAL  
BUSINESS**

Pool Furniture Bids

(Reviewed under contracts in Exec Session)

Miracoli

Seabreeze

A motion was made, seconded, and unanimously carried to table the proposals for further consideration.

Building Address Signs

A motion was made, seconded, and unanimously carried to approve the proposal from Sunset Signs to install 124 new aluminum building address signs for \$13,164.65 to be paid from reserves.

California Christmas, Inc. Proposal

A motion was made, seconded, and unanimously carried to approve the proposal from California Christmas, Inc. for \$2,250.00. Furthermore, A motion was made, seconded, and unanimously carried to approve adding garland to the Oakvale entrance for a not to exceed amount of \$300.00.

National Paving Proposal

A motion was made, seconded, and unanimously carried to approve the proposal from National Paving for parking stall additions for a cost not to exceed \$42,000.00.

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**COMMITTEE  
REPORTS**

Architectural Committee

No update

Block Captains

No update

Social Committee

No update

Budget Committee

No update

Parking Committee

No update

**OPEN FORUM**

Homeowners were present during the homeowner's forum. The following items were presented: CCR quorum status, pool repairs, landscape progress, shrubs need trimming, jacuzzi issues, lighting, car stops.

**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 8:35 p.m.

**NEXT MEETING**

The next meeting is August 8, 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