

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 13, 2024
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 February 13, 2024, at 7:01 pm at the community clubhouse.

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

ALSO PRESENT Lori Yarborough, CCAM StoneKastle Community Management, Inc.
Joel Aguirre, CCAM StoneKastle Community Management, Inc.
See Sign in Sheet

CALL TO ORDER The meeting was called to order at 6:00 PM by Chris Mojarad, Board President.

EXECUTIVE DISCLOSURE Management disclosed an executive session was held on February 13, 2024, 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 January 9, 2024, with one correction.

Financial Statements

Financial Statements for the period ending January 31, 2024, subject to audit.

Ratification of Expenses

A motion was made, seconded, and unanimously carried to approve to ratify the following proposals:

- Aquatrends- replace speed pump in the amount of \$3,044.45.

PRESIDENTS REPORT

Chris Mojarad reported:
New patrol company. Go.Go Pest.

TREASURERS' REPORT

Shelly Fajardo reported:
Working with investment CS's. Collection one: De Priest.

**UNFINISHED
BUSINESS**

Deck Repair Proposal

A motion was made, seconded, and unanimously carried to approve Ridgeline Construction for Deck repairs at 20164 Waverly Glen in the amount of \$4,478.00. Motion carried.

**GENERAL
BUSINESS**

Antis Roofing Proposals

A motion was made, seconded, and unanimously carried to approve Antis Roofing for the following proposals:

- 19848 Grace Haven for removal and replacement of roof shingles at 19848 Grace Haven in the amount of \$3,730.00.
- 6472 Olive Branch in the amount of \$4,374.
- 19838 White Springs for removal and replacement of roof shingles in the amount of \$3,750.00.
- 6479 Horse Shoe in the amount of \$1,185.00.
- 19846 Grace Haven for removal and replacement of roof shingles in the amount of \$6,350.00.
- 20058 Clear River in the amount of \$11,125.00.
- 20386 Flower Gate in the amount of \$7,250.00.

East Pool (Apple Creek) Area Remodel Proposal

This item has been tabled.

West Pook (White Springs) Area Remodel Proposal

This item has been tabled.

Horizon Lighting Proposal

This item has been tabled. The Board request Management to obtain bid from maintenance crew.

Bemus Landscape Proposal

This item has been tabled.

SB 326 Balcony Bill Inspection Proposal

The Board requested Management to verify Reconstruction Experts prices for 469 units.

COLLECTIONS

Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the property mentioned below:

List APN of any owners that Board approved to proceed with foreclosure

APN: 935-360-75

COMMITTEE REPORTS

Architectural Committee

No update

Block Captains

No update

Social Committee

No update

Budget Committee

No update

Parking Committee

No update

OPEN FORUM There were no homeowners present during the homeowner's forum.

MISCELLANEOUS Community Wide Garage Sale
A motion was made, seconded, and unanimously carried to deny homeowners request for a community wide garage sale on Saturday, April 20th. Motion carried.

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 7:40PM.

NEXT MEETING

The next meeting is March 12, 2024, at the Fairmont Hill Clubhouse.

SECRETARY'S CERTIFICATE

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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