

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 14, 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 May 14 2024, at 7:01 pm at the community clubhouse.

PRESENT Chris Mojarad – President
Amy Yates - Vice President
Shelley Fajardo – Treasurer
Derek Bounds - Secretary

ABSENT 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 6:57 PM by Chris Mojarad, Board President.

EXECUTIVE DISCLOSURE Management disclosed an executive session was held on May 14, 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 April 9, 2024, as submitted.

Financial Statements
Financial Statements for the period ending April 30, 2024, subject to audit.

Liens
A motion was made, seconded, and unanimously carried to approve to lien account 4960853401 and 4960853401.

Foreclosure
A motion was made, seconded, and unanimously carried to approve to foreclose account 4960854261.

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**PRESIDENTS
REPORT**

Chris Mojarad reported:
Nothing at this time.

**TREASURERS'
REPORT**

Shelly Fajardo reported:
Nothing at this time.

**UNFINISHED
BUSINESS**

Bemus Landscape Proposals

A motion was made, seconded, and unanimously carried to approve the following proposals submitted by Bemus Landscape:

- Drain install 20059 Waverly Glen \$2,075.60
- Install Hydrangeas Shady Gate \$92.50
- Removal of Palm tree 20327 Flower Gate \$375.00
- Removal of tree 6549 Shady Gate \$195.00

Street Sweeping Proposals

This item has been tabled.

**GENERAL
BUSINESS**

Antis Roofing Proposals

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

- 20353 Fallen Oak-Shingle Removal and replacement/ cricket replacement- \$18,720.00
- 20267 Green Hill- Shingle Removal and replacement-\$9,564.00
- 20002 Waverly Glen- Replace downspout-\$705.00
- 20461 Cherry Gate-\$1,736.00
- 20240 Cottage Hill-\$2,976.00

Bemus Landscape Proposals

This item has been tabled.

Horizon Lighting Proposal

A motion was made, seconded, and unanimously carried to approve Horizon Lighting to replace a light pole at the racquet ball court in the amount of \$7,374.73.

2023 Draft Audit

A motion was made, seconded, and unanimously carried to approve VanDerPol and Company to prepare the draft audit.

Roof Cleaning

A motion was made, seconded, and unanimously carried to approve roof leaking for the following addresses:

- 20347 Fallen Oak-\$11,060.00
- 20350 Cranberry- \$4,375.00
- 20050 Clear River-\$18,665.00
- 20464 Chery Gate-\$495.00

Revise Election Rules

A motion was made, seconded, and unanimously carried to approve to request Swedelson & Gottlieb to revise the Election Rules and to include that if you run for the Board you must be a member that lives within the community and not an offsite owner.

MISCELLANEOUS

New Parking on Flower Gate Lane/Apple Creek

The Board has noted the comments and concerns.

Window Damage at 6449 Pepper Hill

A motion was made, seconded, and unanimously carried to deny owner request for window damage.

**COMMITTEE
REPORTS**

Architectural Committee

No update

Block Captains

No update

Social Committee

No update

Budget Committee

No update

Parking Committee

No update

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 8:05PM.

NEXT MEETING

The next meeting is June 11, 2024, 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