

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 8, 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 October 8, 2024, at 6:59 pm at the community clubhouse.

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

ALSO PRESENT Megan Kingery - StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 6:59 PM by Chris Mojarad, Board President.

EXECUTIVE DISCLOSURE Management disclosed an executive session was held on October 8, 2024, to discuss homeowner requests, collections, and minutes.

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

Minutes

Regular Session meeting minutes September 10, 2024, as submitted.

Financial Statements

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

Investment Options

Management recommends that funds be invested in CDs to earn a higher rate and keep accounts within the FDIC limits.

PRESIDENTS REPORT Chris Mojarad reported:
Nothing at this time.

TREASURERS' REPORT Shelly Fajardo reported:
Nothing at this time.

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UNFINISHED
BUSINESS

Janitorial Service Contract Proposal

A motion was made, seconded, and unanimously carried to approve Jet Clean's proposal for janitorial services with 2 visits per week in the amount of \$650.00 per month with the contract effective December 1, 2024.

Halloween/Fall Community Event

Management informed the Board of the current status of the preparations for the Fall Community Event on October 26, 2024.

Block Captains

Kelly Jon King was present as block captain representatives providing a list of volunteers.

GFI at Pool Proposals

A motion was made, seconded and unanimously carried to approve Jeff Conte Electric's proposal to rewire connections to address the tripping GFI at the pool, in the amount of \$1,150.00.

NEW
BUSINESS

Draft Budget and Reserve Study

The draft budget and reserve study was tabled to November pending a budget committee meeting.

Saddleback Fence Proposal – 6449 Horseshoe Ln. – Repair Fence Damaged by Tree

A motion was made, seconded, and unanimously carried to approve the proposal submitted by Saddleback Fence in the amount of \$3,842.30 to repair the fence damaged by a fallen tree.

Antis Roofing Proposal – 6449 Horseshoe Ln. – Repair Roof Damaged By Tree

A motion was made, seconded and unanimously carried to approve the proposal submitted by Antis Roofing for a single removal and replacement in the amount of \$3,989.00 for damage to the roof damaged by a fallen tree.

Bemus – Notice of Increase for 2025

A motion was made, seconded and unanimously carried to deny Bemus' increase from \$20,333.00 to \$21,146.00 per month. Management was directed to invite Bemus to the November Board Meeting to discuss their services and the proposed increase.

Drain Clearing Proposals

A motion was made, seconded, and unanimously carried to approve the proposal submitted by Partners Plumbing in the

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amount of \$295.00 for the camera and \$2,950.00 for the drain repair in the common area.

Parking/Patrol/Towing

Management presented correspondence from multiple homeowners and residents regarding parking, patrol and towing matters. A motion was made, seconded, and unanimously carried to deny a request for a parking permit.

Request for Pickleball Court

A motion was made, seconded and unanimously carried to deny the request for a pickleball court in place of the volleyball court.

Trash Enclosure Cleaning Proposals

A motion was made, seconded and unanimously carried to approve Coastal Maintenances' proposal for trash enclosure cleaning in the amount of \$1,100.00 each clean.

Bemus Proposals – Trees

A motion was made, seconded and unanimously carried to approve the proposal to remove the pear tree at 6448 Horseshoe Ln in the amount of \$954.95.

A motion was made, seconded and unanimously carried to deny the proposal for the treatment of approximately 200 Eucalyptus trees in the amount of \$11,008.00.

Antis Proposal – Window Rehabilitation – 19822 Ridge Manor

A motion was made, seconded and unanimously carried to approve the proposal for window trim and Z-Bar replacement in the amount of \$1,157.00.

**COMMITTEE
REPORTS**

Architectural Committee

No update

Block Captains

No update

Social Committee

No update

Budget Committee

No update

Parking Committee

No update

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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 7:42PM.

SECRETARY'S CERTIFICATE

I, Derek Bounds, 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:

Derek Bounds
Appointed Secretary

11.12.24
Date

BOARD OF DIRECTORS MEETING

DATE: October 8, 2024

SIGN IN SHEET

Owner

Name _____

Address

Email

ISSUE

Y or N

3	Address	City/State
	Sue O'Brien 60479 Sandy Lane	
	Mike Giller 19872 Riverview	
	John & Kelly King 20253 Green Hill Lane	