

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 12, 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 November 12, 2024, 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

ALSO PRESENT Megan Kingery - StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 7:00 PM by Chris Mojarad, Board President.

EXECUTIVE DISCLOSURE Management disclosed an executive session was held on November 12, 2024, to discuss homeowner requests, collections, and minutes.

HOMEOWNER FORUM Nine (9) homeowners were present. Topics included: slope maintenance, trees, dryer vents, parking stall repairs, dog signage, fall party, landscape, rodents, assessments, parking/tow, and patrol.

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

Minutes

Regular Session meeting minutes October 8, 2024, as submitted.

Financial Statements

Financial Statements for the period ending October 31, 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. Shelley to work with Morgan Stanley to stagger CDs.

Collections

Liens:

- APN #936-310-84

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**PRESIDENTS
REPORT**

Chris Mojarad reported:
Thank you to the volunteers that served at the fall community party.

**TREASURERS'
REPORT**

Shelly Fajardo reported:
Proposed budget.

**UNFINISHED
BUSINESS**

Draft Budget and Reserve Study

A motion was made, seconded, and unanimously carried to approve Shelley's budget including the assessment increase in the amount of \$370.00 per month to start January 1, 2025.

**NEW
BUSINESS**

Proposed Service Contract Increases

A motion was made, seconded, and unanimously carried to approve Aquatrend's contract increase for the pools.

A motion was made, seconded, and unanimously carried to approve Bemus's contract increase for landscape.

A motion was made, seconded, and unanimously carried to deny Coastal Maintenance's contract increase for street sweeping.

Audit and Tax Return Proposal for FYE 12/31/24

A motion was made, seconded, and unanimously carried to approve Vanderpol and Associates' proposal in the amount of \$1,750.00.

Bemus Landscape Proposals

A motion was made, seconded and unanimously carried to approve Bemus's proposal to backfill and turf from drain repair in the amount of \$442.29.

A motion was made, seconded and unanimously carried to approve Bemus's proposal to add plants in trail by Tot Lot in the amount of \$585.13.

Street Sweeping Proposals

A motion was made, seconded and unanimously carried to approve a one-month trial of Night Sweeps proposal with two (2) operators in the amount of \$3,000.00 per month.

Partners Plumbing Proposal

Item tabled.

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Parking/Patrol/Towing

A motion was made, seconded and unanimously carried to deny the homeowner's request for reimbursement in the amount of \$368.00 in towing fees.

**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 7:47PM.

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

1-14-25
Date

BOARD OF DIRECTORS MEETING

DATE: November 12, 2024

SIGN IN SHEET

Owner

Name	Address	Email	ISSUE	Y or N
Darlene McRae	20021 Apple Creek Lane		Slopes Dryer Vent	Y
Darlene Shimazaki	20017 Apple Creek Ln	Darlene.Shimazaki@gmail.com	Dryer vent	Y
Darlene Shimazaki				
Dustin Ringer	19868 White Springs Ln		Slope	Y
Ulyses Medina	65407 Shady Gate Meadows		Dog Sign	Y
John/KIM KING	20253 GREEN HILL LANE			Y
SUE O'BRIEN	6479 Shady Lawn			Y
Theresa Barola	6442 Pepper Hill Dr.		Parking	Y
WAYNE HANSON	6430 HEDGE STONE LN.			Y
EDDIE MURPHY	6430 PEPPER HILL DR.		LANDSCAPING	Y