

**FAIRMONT HILL COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 14, 2025
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 January 14, 2025, at 7:00 pm at the community clubhouse.

PRESENT Chris Mojarad – President
Sean Tack - Vice President
Derek Bounds - Secretary
Albert Bozek -Member at Large

ABSENT Shelley Fajardo – Treasurer

ALSO PRESENT Lori Yarborough, CCAM and 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 January 14, 2025, to discuss delinquencies, collections, hearings, executive session minutes, and miscellaneous.

HOMEOWNER FORUM Four (4) homeowners were present. Topics included: light posts, status of landscape rebates, key fobs, street sweeping, parking and motorcycles, irrigation, appearance of the community and rodent control.

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

Minutes

Regular Session meeting minutes November 12, 2024.

Financial Statements

Financial Statements for the period ending November 30, 2024 and December 31, 2024, subject to audit.

Collections

Liens:

- APN #935-360-06

Foreclosure

- APN #934-730-76

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**NEW
BUSINESS**

Architectural Committee

A motion was made, seconded, and unanimously carried to approve appointment of John King as architectural committee member.

Fence on Ridge Manor Slope

A motion was made, seconded, and unanimously carried to approve a proposal to install a chain link fence along Fairmont Hill's property line on the slope above Ridge Manor for a cost not to exceed \$63,340.00.

Bemus Landscape Proposals

A motion was made, seconded and unanimously carried to approve a proposal to clear the area on the slope above Ridge Manor to prepare for installation of a chain link fence, for a cost not to exceed \$6,551.00

A motion was made, seconded and unanimously carried to table the proposal submitted by Bemus Landscape for annual color.

A motion was made, seconded and unanimously carried to table the proposal from Bemus Landscape to trim or remove the tree at 20261 Clear River.

A motion was made, seconded and unanimously carried to approve the proposal from Bemus Landscape to remove the melaleuca close to a water line for \$1,344.00.

A motion was made, seconded and unanimously carried to table the proposal submitted by Bemus Landscape for the 2025 community wide tree trimming.

Landscape Maintenance Contract Proposals

The board reviewed the landscape maintenance contract proposal from Environment Unlimited. Management was directed to send the contract to legal counsel for their review and to have the treasurer review the contract with the operating budget.

Parking Committee/Parking

The board discussed enforcement of the parking rules and annual garage inspections. Management was directed to have legal counsel review the rules and regulations for revisions.

Quickel Paving Proposal – Parking Stall on White Springs

The board reviewed the proposal submitted by Quickel Paving to make repairs to the parking stall on White Springs. Management was directed to obtain additional proposals.

FAIRMONT HILL COMMUNITY ASSOCIATION
BOARD MEETING ATTENDANCE - SIGN IN SHEET
 January 14, 2025

	<u>Name - Please print</u>	<u>Address</u>	<u>Phone Number</u>	<u>Email Address</u>	<u>Discussion Topic</u>
16	John Stuart	19804 Ridge Manor	714-795-4724	josru16e@comcast.net	Clear w/
20	Wigen Stuart	19822 Ridge Manor	949.254.2223		tree, roof
31	John Kink	20253 GREEN HILL	909-576-9351		Light Posts
4	Danjin Ringer	2097 Elden Ave	714-964-6087		parking
5	Es M. Al-Hay	6430 Remel Hill	714-899-9679	EMALHAY@MURKILL.COM	
6	Sue Olsen	6479 Shady Lawn	(714) 267-3880		
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Aquatrends Proposals

A motion was made, seconded and unanimously carried to approve the proposal submitted by Aquatrends to replace the front pool and spa fill system for \$882.03.

A motion was made, seconded and unanimously carried to approve the proposal submitted by Aquatrends to replace the pool lights for \$2,085.10.

Antis Proposal – 20440 Cherry Gate

A motion was made, seconded and unanimously carried to approve the proposal submitted by Antis Roofing to repair a portion of the roof where water is entering the garage at 20440 Cherry Gate for \$4,750.00.

Proposed EV Charging Station Rules and Regulations

After providing the membership a 28 day review and comment period, a motion was made, seconded and unanimously carried to adopt the EV Charging Station Rules and Regulations as written.

Street Sweeping Proposals

A motion was made, seconded and unanimously carried to approve the proposal submitted by Forbes provide street sweeping maintenance contract for \$920.00 per service.

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 8:11 PM.

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 2.11.25
Appointed Secretary Date