

Fairfield Neighborhood Homeowners Association

Board of Directors Meeting Minutes April 26, 2016 Old New York Deli Camarillo, California

Call to Order: Vice President, Jerome Belkin called the meeting to order at 6:35 p.m.

Board Members Present: Rivka Jomsky, President; Jerome Belkin, Vice President; Cindi Collins, Secretary, Judy Niswander, Member at Large

Others Present: Kathy Abel, KO Landscaping, Sue Tuttle, Association Manager and Bridget Lawrence, Recording Secretary

HOMEOWNERS CONCERNS / OPEN FORUM – A homeowner and her tenant expressed their frustration in receiving a “Stop Work Notice” and for also being required to complete an Architectural Application even though they were using the same paint colors. Management explained that there was a question due to the difference in the colors due to the fading of the original paint colors. Completing an application is always required when painting the exterior of the house, even when you are not selecting a different paint scheme. This will document the paint scheme selected and that it was approved. The Board also committed to expediting the application with the Architecture Committee.

COMMITTEE REPORTS

Landscape - The Board reviewed the landscape log and Kathy Abel presented two landscape bids for review.

Motion: Rivka Jomsky motioned and Cindi Collins seconded to approve Bid #529 in the amount of \$3,622.00 for replacement trees and Bid #530 in the amount of \$1,496.60 for landscape beatification.

Violation Log - The Board reviewed the log.

Newsletter – N/A

Pool & RV Lot – Reviewed report. The Board asked Management to do the following:

- Have the janitor clean the tile in the bathrooms and shower area and the drinking fountain.
- Have the light sensors checked / repaired. They are not functioning properly.
- Call AAA Pools to make sure the new spa timers has been properly setup for AM/PM. It is currently not functioning properly.

APPROVAL OF MINUTES

Motion: Rivka Jomsky motioned and Cindi Collins seconded to approve the March 22, 2016, general session minutes. Motion passed unanimously.

FINANCIAL REPORTS

The Board reviewed the March 2016 Financial Report noting that the total cash on hand as of March 31, 2016 was \$145,913.51. **Motion:** Rivka Jomsky motioned and Judy Niswander seconded to approve the March 2016 financial report. Motion passed unanimously.

Delinquency Report - The Board reviewed the delinquency report.

Fine Report - The Board reviewed the fine report.

MANAGEMENT REPORT

Status Report - The Board reviewed the status report. The board asked Management to send a postcard to each homeowner scheduled to have BPR Inc. trip hazard work done.

Water Usage Log - The Board reviewed the water usage log and map.

Neighborhood Watch Report - The Board reviewed the neighborhood watch report.

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NEW BUSINESS

Vortex –Repair Estimate Men’s Room Door- Manager Sue Tuttle reported that Vortex (a door repair company) came to give a free quote for repairing the men’s restroom door at the community pool. The serviceman determined that the door was in good repair and suggested that the security company needs to reduce the delay in the electric locking system. Subsequently, Oaks Security has reduced the delay to the minimum allowed of 5 seconds.

Approve Annual Review and Tax Return Proposal - Motion: Cindi Collins motioned and Rivka Jomsky seconded to approve Annual Review and Tax Return Proposal from Timothy Bradley, CPA. Motion passed unanimously.

Approve Reserve Study – Cindi Collins motioned and Judy Niswander seconded to approve the reserve study as presented. Motion passed unanimously.

Review Revised Draft Budget –Cindi Collins motioned and Judy Niswander seconded to approve the revised draft budget. Motion passed unanimously.

Management Contract Renewal - Motion: Rivka Jomsky motioned and Judy Niswander seconded to approve the Management Contract Renewal. Motion passed unanimously.

Adjournment - There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Bridget Lawrence-Recording Secretary