

Fairfield Neighborhood Homeowners Association

Board of Directors Meeting Minutes

September 29, 2015

Old New York Deli

Camarillo, California

Call to Order: Vice President Jerome Belkin called the meeting to order at 6:30 p.m.

Board Members Present: Rivka Jomsky, President, Jerome Belkin, Vice President, Cindi Collins, Secretary Gary Pickavet, Treasurer and Judy Niswander, Member At Large

Others Present: Kathy Abel, KO Landscapes, Tish Matthews, Sue Tuttle, Association Managers and Bridget Lawrence, Recording Secretary

HOMEOWNERS CONCERNS / OPEN FORUM – There were no homeowners present.

COMMITTEE REPORTS

Landscape - The Board reviewed the landscape log and two proposals from KO Landscapes, Inc. **Motion:** Rivka Jomsky motioned, seconded by Gary Pickavet to approve Est #497 for 5490 Camino Deville in the amount of \$245.00, for a new tree and Est #498 for 5628 Camino Deville in the amount of \$1,253.00, for new front yard plants.

Kathy Able, KO Landscapes asked the Board for permission to increase the number of watering days from 2 to 3. This change is still within the guidelines set by the Camrosa Water District and should still keep the HOA within the 32% reduction requirement. Kathy also stated she would like to cut the grass very short and aerate the lawns after the forecasted rains start. The Board agreed with both requests.

Rivka Jomsky reported the Landscape Committee has scheduled a walk-through for October 9th at 9:00 a.m. to determine the next trees to be removed and to review the items on the landscape log.

Newsletter –

Violation Log - The Board reviewed the log.

Pool & RV Lot – The Board asked management to get a proposal to re-key the RV lot.

APPROVAL OF MINUTES - **Motion:** Jerome Belkin motioned and Rivka Jomsky seconded to approve the July 28, 2015, general session minutes as presented. Motion passed unanimously.

FINANCIAL REPORTS

Financial Report for August 31, 2015 - The Board reviewed the July and August 2015 Financial Report noting that the total cash on hand as of August 31, 2015 was \$111,647.70. **Motion:** Rivka Jomsky motioned and Gary Pickavet seconded to approve the July and August 2015 financial reports. Motion passed unanimously.

Delinquency Report:

Lot 006 – Management to send letter to homeowner stating that the homeowner needs to resubmit an Architectural Application to paint the stucco with her approved paint color scheme 8. The painting needs to be completed within one year from date of the letter. Upon homeowner notifying the Board that the painting has been completed, the fines will be waived.

Lot 114 – Management to send letter to homeowner stating, that if they pay their assessments and the intent to lien cost, the Board will waive the outstanding fines.

Lot 012 – Management to pull the deed to check ownership and send courtesy letter.

Fine Report - The Board reviewed the fine report.

MANAGEMENT REPORT

Fairfield Neighborhood Homeowners Association

Status Report - The Board reviewed the status report and asked management to remove CC&R revision, window air conditioning, gas bills, landscape, security, Lot #006 and wrought iron fence painting.

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

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

NEW BUSINESS

Appoint Board Member to Fill Vacancy – Motion: Rivka Jomsky motioned, seconded by Gary Pickavet to appointed Judy Niswander as Member-at-Large. At the end of this election year, Judy will need to run for election for a two year term. Motion passed unanimously.

Determine Offices' Positions on Board of Directors - The Board determined that the positions would remain the same; Rivka Jomsky, President, Jerome Belkin, Vice President, Gary Pickavet, Treasurer, Cindi Collins, Secretary and Judy Niswander, Member-at-Large.

Correspondences – The homeowner of Lot #074 feels that the landscape company possibly scraped his vehicle. The Board determined that this complaint is between the homeowner and the landscape company.

Board Comments – The Board asked management to ask the sheriff to drive by Lot #134 to show presence due to the disturbances that have been reported.

Adjournment - There being no further business, the meeting was adjourned at 8:02 p.m.

Respectfully submitted,
Bridget Lawrence-Recording Secretary