

Fairfield Neighborhood Homeowners Association

MINUTES

Board of Directors Meeting

December 3, 2013

5713 Calle Pamaro, Camarillo, California

CALLED TO ORDER

President Raquel Svennebjør called the meeting to order at 6:35 p.m.

BOARD MEMBERS PRESENT

Raquel Svennebjør, President

Jerome Belkin, Vice President

Rivka Jomsky, Treasurer

Gary Pickavet, Member at large

BOARD MEMBERS ABSENT

Kim Baldwin, Secretary

OTHERS IN ATTENDANCE

Keith Foulks – Elite Janitorial

Kathy Abel – K.O. Landscape

MANAGEMENT

Tish Matthews, Association Manager

Sharon Howard, Recording Secretary

REPORT FROM ELITE JANITORIAL

Keith Foulks brought the Board up to date on the recent vandalism going on at the men's restroom. Mr. Foulks reported someone has kicked in the door and is possibly sleeping on the premises. Mr. Foulks believes the individuals are jumping the fence from the RV lot. Tish Matthews stated Security needs to be called and a meeting scheduled for solutions. Kathy Abel from K.O. Landscape suggested using fertilizer on the grounds to discourage the possibility of someone sleeping on the premises. The Board thanked Keith Foulks for attending the meeting.

APPROVAL OF MINUTES

Motion: Jerome Belkin motioned to approve the October 22, 2013 general session minutes as amended. Rivka Jomsky seconded and the motion passed unanimously.

Motion: Jerome Belkin motioned to approve the October 22, 2013 executive session minutes for a hearing. Rivka Jomsky seconded and the motion passed unanimously.

COMMITTEE REPORTS

Pool & RV Lot

The board discussed the proposal from AAA Pool Maintenance regarding the pool heater replacement and asked Management to e-mail the additional proposals for their review. The Board also directed Management to meet with the Security Company and discuss options such as key activation.

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Newsletter

The Board discussed the holiday home choices and agreed to let the Architectural Committee make their final choices.

Landscape

Kathy Abel from K.O. Landscape supplied the Board with a proposal to replace the pressure regulators which includes installation and materials. The Board agreed lowering the pressure would be beneficial.

Motion: A motion was made by Rivka Jomsky to approve the K.O. Landscape proposal regarding new regulators. The motion was seconded by Gary Pickavet and passed unanimously.

Kathy Abel also supplied the Board with a proposal to improve certain areas which are in need of tree removal and new planting materials. Jerome Belkin suggested using more drought tolerant plants.

Motion: A motion was made by Rivka Jomsky to approve the K.O. Landscape proposal regarding tree removal and new planting materials. The motion was seconded by Gary Pickavet and passed unanimously.

The Board discussed the newly planted trees that were planted without the Committee's approval. The Board went over the current approved tree list and asked that Kathy Abel get together with the Landscape Committee to discuss an approved variety for that location.

Architectural

The Board reviewed the Violation log. The Board again discussed the importance of having members and management take care of pending issues.

FINANCIAL REPORTS

The Board reviewed the October 2013 Financial Report. Tish Matthews reported that the total cash on hand as of October 31, 2013 was \$125,834.75.

Motion: A motion was made by Rivka Jomsky to approve the October 2013 Financial Report. The motion was seconded by Gary Pickavet and passed unanimously.

Members Overdue

The Board discussed the overdue log. The Board directed Management to send an intent to lien to lot #136.

STATUS REPORT

The board reviewed the status report and requested a revised copy of the concrete replacement bids.

OLD BUSINESS

Pool Deck Surface Bids

The Board reviewed the two proposals to resurface the pool deck. After reviewing the proposals the Board suggested an additional bid be obtained for comparison. Tish Matthews stated she will also contact the current pool service.

BPR Bid

The Board discussed the letter received from BPR Inc. regarding the walkway and driveway repair of several trip hazards in the community. The Board stated they would like the bid from BPR Inc. revised to add the additional findings of the Architectural Committee. Currently the work is scheduled for mid January.

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Motion: A motion was made by Raquel Svennebjjer to approve the additional findings for the walkway and driveway repair. The motion was seconded by Gary Pickavet and passed unanimously.

Spa Heater Bids

The Board discussed the issue regarding the replacement of the spa heater and asked that Management e-mail the proposals for review.

NEW BUSINESS

Landscape Committee & Tree Replacement List

These items were discussed during the Landscape Committee Report.

Approve Audit

Tish Matthews supplied the Board with the 2013 Annual Audit Report.

Motion: A motion was made by Rivka Jomsky to approve the 2013 Audit Report from Allegent Group. The motion was seconded by Gary Pickavet and passed unanimously.

BOARD COMMENTS

The Board discussed the volunteer recognition dinner which will be scheduled for January 8th or 9th of 2014.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:52 p.m.

Respectfully submitted,
Sharon Howard, Recording Secretary