

Fairfield Neighborhood Homeowners Association

MINUTES

Board of Directors Meeting

January 28, 2014

Old New York Deli, 4972 Verdugo Way Camarillo, California

CALLED TO ORDER

President Raquel Svennebjjer called the meeting to order at 6:30 p.m.

BOARD MEMBERS PRESENT

Raquel Svennebjjer, President

Jerome Belkin, Vice President

Rivka Jomsky, Treasurer

Gary Pickavet, Member at large

OTHERS IN ATTENDANCE

Dave Thomas – AAA Pool Maintenance

Kathy Abel – K.O. Landscape

Nico Innocenti- Homeowner

Valerie Minnis- Homeowner

MANAGEMENT

Tish Matthews, Association Manager

Valarie Alejo, Recording Secretary

APPROVAL OF MINUTES

Motion: Jerome Belkin motioned to approve the December 3, 2013 general session minutes as presented. Rivka Jomsky seconded and the motion passed unanimously.

Motion: Jerome Belkin motioned to approve the December 3, 2013 executive session minutes for a hearing. Gary Pickavet seconded and the motion passed unanimously.

COMMITTEE REPORTS

Pool & RV Lot

Dave Thomas from AAA Pool Maintenance was present to discuss the proposal spa heater replacement. He explained the different types of heaters would work best for the association's spa. Dave also recommended that we look into Sun Deck for resurfacing the pool deck area. Dave was able to get his company to lower the amount from the original proposal which he submitted to the board.

Newsletter

The Board discussed including information on the CC&R revision and the town hall meeting.

Landscape

Kathy Abel from K.O. Landscape supplied the Board with a proposal to refurbish nine areas in the association. Jerome Belkin wanted to confirm that the new material will be drought tolerant as the water prices continue to rise. Kathy Abel confirmed that the plants are drought tolerant.

Motion: A motion was made by Rivka Jomsky to approve the K.O. Landscape proposal in the amount of \$3,067.75. The motion was seconded by Gary Pickavet and passed unanimously.

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Architectural

The Board reviewed the Violation log.

The Board discussed the importance of having architectural committee follow up on pending issues.

FINANCIAL REPORTS

The Board reviewed the December 2013 Financial Report. Tish Matthews reported that the total cash on hand as of December 31, 2013 was \$131,759.96.

Motion: A motion was made by Rivka Jomsky to approve the November and December 2013 Financial Report. The motion was seconded by Jerome Belkin and passed unanimously.

Members Overdue

The Board discussed the delinquencies.

Lot# 139 the homeowner was present to discuss his account and requested that fines be removed from his account. The board would like management to provide all correspondence so that they can make an informed decision.

Lot# 114 **Motion:** Jerome Belkin made a motion to waive \$250.00 if the balance is paid in full within 90 days. The motion was seconded Rivka Jomsky and passed unanimously.

Lot# 069 **Motion:** Rivka Jomsky made a motion to proceed with collections. The motion was seconded by Raquel Svennebjjer and passed unanimously.

STATUS REPORT

The board reviewed the status report.

OLD BUSINESS

Schedule Town Hall Meeting

The board would like management to check with the attorney that he is available 2-23-14 or 3-9-14 at 2:00. They would also like to have a backup location in case of bad weather.

Spa Heater Bids

Motion: A motion was made by Raquel Svennebjjer to approve the new proposal submitted by AAA Pool in the amount of \$2,984.00 for a new Raypak 267 ASME Cupro/nickel approved heater and installation. The motion was seconded by Gary Pickavet and passed unanimously.

NEW BUSINESS

Board Opening

Valerie Minnis has offered to take the open seat on the board until the new board is elected. The board unanimously approved appointing Valerie Minnis to the board.

Architectural Committee Opening

Tabled for next meeting.

Bids for RV Lot Gate

Allstate insurance is only requesting that we submit one bid. The board would like management to provide them with the bid to replace the door from Wayne Nakamura.

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Oaks Security bid for restroom

The board would like to hold off on modifying the alarm system in the restrooms to see if there continues to be problems.

Reserve Study Draft

A draft copy of the reserve study was provided to the board for review.

BOARD COMMENTS

The Board discussed the volunteer recognition dinner which is scheduled for January 30th 2014.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:38 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary