

Fairfield Neighborhood Homeowners Association

MINUTES

Board of Directors Meeting

April 22, 2014

Old New York Deli, Camarillo, California

CALLED TO ORDER

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

BOARD MEMBERS PRESENT

Raquel Svennebjer, President

Jerome Belkin, Vice President

Rivka Jomsky, Treasurer

Valerie Minnis, Secretary

Gary Pickavet, Member at large

MANAGEMENT

Tish Matthews, Association Manager

Valarie Alejo, Recording Secretary

OTHERS PRESENT

Representative from JT Harris- Mike

HOMEOWNERS PRESENT

There were no homeowners present at the meeting.

The board agreed to let the representative from JT Harris speak at the beginning of the meeting as he attended the meeting answer any questions the board had on the proposal for the new deck coating at the pool.

APPROVAL OF MINUTES

Motion: Rivka Jomsky motioned to approve the March 25, 2014 general session minutes as presented. Jerome Belkin seconded and the motion passed unanimously.

COMMITTEE REPORTS

Landscape

There was nothing to report from the landscape committee at this time.

Violation Log

The Board reviewed the violation log. Ms. Matthews will contact lot #128 regarding the expiration of her requested extension.

Newsletter

The board would like an article in the newsletter to let homeowners know that one of the revisions to the CC&R and By Laws will be that the association will be able to collect rent from tenants on the properties that have owners that are not paying their assessments.

Pool & RV Lot

Motion: Valerie Minnis made a motion to approve raising the monthly RV fee from \$30.00 to \$40.00. Raquel Svennebjer seconded the motion and it passed unanimously. The Board directed management to send a letter to all tenants in the RV lot to advise them of the increase.

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FINANCIAL REPORTS

The Board reviewed the March 2014 Financial Report. Tish Matthews reported that the total cash on hand as of March 31, 2014 was \$135,003.76.

Motion: A motion was made by Rivka Jomsky to approve the March 2014 financial report. The motion was seconded by Valerie Minnis and passed unanimously.

Members Overdue

The Board discussed the delinquency report. The board would like management to send lot #97 a final collection notice and if no response proceed with intent to lien. The board would also like management to run a property profile to make sure the owners name is correct on the report.

Fine Report

The Board reviewed the fine report.

Status Report

The Board reviewed the status report.

OLD BUSINESS

Review Fine Schedule

The Board asked management to table this item for the August meeting.

Discuss Welcoming Committee

Tabled to next meeting.

Review Draft Budget

The Board reviewed and approved the 2014-2015 Budget after a few minor changes. **Motion:** Raquel Svennebjør made a motion to choose reserve funding plan #4 from the reserve study. The board would like management to send a detailed letter explaining that for the next year no money will be put into the reserve fund as it will be allocated to the tree maintenance fund.

Motion: Rivka Jomsky made a motion to increase the assessments to \$130.00. Jerome Belkin seconded the motion and it passed 3-2.

NEW BUSINESS

Appoint Inspector of Election

Motion: A motion was made by Gary Pickavet to appoint The Emmons Company as the Inspector of Elections. Raquel Svennebjør seconded the motion and it passed unanimously.

Review Architectural Rule Book for Updates

Tabled for next meeting.

Approve Reserve Study

Motion: Jerome Belkin made a motion to approve the reserve study submitted by RSI. Raquel Svennebjør seconded the motion and it passed unanimously.

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Pool Spa Bids

Tabled for next meeting.

Pool Deck Bids

Motion: Rivka Jomsky made a motion to approve the pool deck bid submitted by J.T. Harris Inc. in the amount of \$ 11,470 contingent upon J.T. Harris covering the cost of the required permits.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:57 p.m.

Respectfully submitted, Valarie Alejo, Recording Secretary