

# Fairfield Neighborhood Homeowners Association

## MINUTES

Board of Directors Meeting

August 28, 2012

Community Pool

Camarillo, California

### **CALLED TO ORDER**

Raquel Svennebjjer called the meeting to order at 6:32 p.m. at the Fairfield Association's pool in Camarillo CA.

### **BOARD MEMBERS PRESENT**

Raquel Svennebjjer, President

Valerie Minnis, Vice President

Judi Balisciano, Secretary

Tien Pham, Treasurer

Kim Baldwin, Member at Large

### **OTHERS IN ATTENDANCE**

Judy Niswander, Landscape committee

Five homeowners

### **MANAGEMENT**

Tish Matthews, Association Manager

Patty Kemp, Recording Secretary

### **HOMEOWNER CONCERNS**

Regina Gazsi of 5616 Camino Deville presented a letter to the board from her contractor regarding his opinion on her concrete. The board asked management to have an association contractor review the opinion and report back to the board at the next meeting. Ms. Gazsi also requested that the landscapers adjust the sprinklers so they do not spray on her column. She said this is a regular request.

HA Pacheco requested that a fine be waived from her account. Ms. Pacheco stated she did not receive any violation letters until the hearing and fine notices. The board asked management to provide any letters sent to the board at their next meeting for use in their decision. Ms. Pacheco offered the use of her home for future board meetings. The board will consider her offer.

Judy Niswander reported that during the prior week a group of 15 men were in the pool after hours.

The board requested that the security company post a sign within the pool area.

### **COMMITTEE REPORTS**

#### **Pool & RV Lot**

No report.

#### **Newsletter**

No report.

# Fairfield Neighborhood Homeowners Association

## Landscape

Tish Matthews read a report sent by Sarah Corbin. Sarah reported to Valley Crest on a closing walk through about plants that need to be replaced before the end of their contract. Hugo stated the association would be left clean and weed free for the new vendor. Sarah will meet with new landscaper, Kathy Abel early in September to walk the property. She also suggested that Kathy attend the board meeting at the end of September.

## Architectural Committee

Committee chair Valerie Minnis handed to management a revised form to be used during drive thrus of the property. Management will review and comment on the form and its use to the architectural committee. Ms. Minnis also stated that an application is currently in review for 208 Calle Tamega.

## APPROVAL OF MINUTES

**MOTION:** A motion was made by Judi Balisciano to approve the July 24, 2012 meeting minutes. Motion was seconded by Tien Pham and passed 4-0 with Valerie Minnis abstaining since she was not at the meeting.

## APPROVAL OF EXECUTIVE SESSION FOR LEGAL MATTER

A motion was made by Kim Baldwin to approve the July 24, 2012 executive session meeting minutes for hearings. Motion was seconded by Tien Pham and passed 4-0 with Valerie Minnis abstaining since she was not at the meeting.

## FINANCIAL REPORTS

The Board reviewed the July 31, 2012 financial report. Tish Matthews reported that the total cash on hand as of July 31, 2012 was \$114,823.25. All budget categories are in good shape two months into the fiscal year.

**MOTION:** A motion was made by Tien Pham to approve the July 2012 financials. Motion was seconded by Valerie Minnis and passed unanimously.

## MEMBERS OVERDUE

The Board reviewed the delinquency report.

## STATUS REPORT

The Board reviewed the status report and Raquel Svennebjger requested a different reserve study company be chosen by management.

## OLD BUSINESS

There was no old business to discuss.

## NEW BUSINESS

## RECOGNITION

Raquel Svennebjger would like to recognize former board member Rivka Jomsky with a one time gift of \$200 for her 15 years of service to the community by being on the board and landscape committee.

**MOTION:** A motion was made by Raquel Svennebjger to approve gift of \$200. Motion was seconded by Judi Balisciano and passed 4-1.

# Fairfield Neighborhood Homeowners Association

## **ARCHITECTURAL COMMITTEE MEMBERS**

Homeowner Gary Pickavet volunteered to join the architectural committee. Valerie Minnis stated that the committee was satisfied with the current four members who are working well together. Homeowner Ed Baldwin stated that the CC&R's require five members. Another homeowner stated three to five members are required. Management will research the CC&R's and report back to the board at the next meeting.

## **GARAGE SALE DATE**

Judi Balisciano would like to have the community garage sale on October 20 and 21 and requested a notice be placed in the newsletter distributed at the end of September. The board agreed.

## **ARCHITECTURAL APPLICATION DENIAL APPEAL**

Homeowner Ed Baldwin and his wife Kim would like the board to reverse the decision made by the architectural committee regarding his application dated July 5, 2012. Mr. Baldwin stated he believes it is unfair for two board members to also be on the architectural committee and will therefore be unable to vote impartially on the appeal. A lengthy discussion between the homeowners and the board. Kim Baldwin recused herself and no motion was made by any board member.

## **POOL VENDOR**

A letter from Alpine Pool and Spa Service's owner Dave Thomas was reviewed by the board. Mr. Thomas states that he is merging his business with AAA Pool Maintenance. He will continue to service the pool himself and there will be no change in pricing.

**MOTION:** A motion was made by Judi Balisciano and seconded by Valerie Minnis to approve the contract with AAA Pool Maintenance. Motion was seconded and passed 5-0.

## **CORRESPONDENCE**

The Board reviewed the correspondence submitted by the owner of lot # 103 requesting the fine to be waived. The board will review correspondence at the next meeting prior to making a decision.

The Board reviewed correspondence from lot 139 requesting stating that they cannot afford to pay the fines or paint the house. The home is in process of a short sale. Ms. Matthews stated that she has been in contact with the seller's realtor and that hopefully the violation and fines will be worked out through the escrow process. The board will address removing or reducing fines in the future after a plan has been submitted by the current or future owner with a plan to correct the violation.

The Board reviewed correspondence from lot 005 requesting the fines be waived from her account.

**MOTION:** A motion was made by Kim Baldwin to remove the remaining fines on the account. Motion failed for lack of second.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,  
Tish Matthews, Acting Recording Secretary