

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Agenda
August 14, 2025, 4:00 pm
PHYSICAL MEETING LOCATION: Fieldstone Pool

ZOOM DETAILS:

<https://us02web.zoom.us/j/89961626796?pwd=QVVOWVd5cGlrTTk4ZFh4dWxjUU9lUT09>

Meeting ID: 899 6162 6796 Passcode: 386858

One tap mobile +16699006833,,89961626796#,,,,*386858#

Dial by phone +1 669 900 6833

Meeting ID: 899 6162 6796 Passcode: 386858

Please note that the Zoom connection at the pool is spotty. If you want to be sure to hear everything, it is best to attend in person.

AGENDA

Meeting Called to Order

Board Attendance

Approval of Minutes (Draft minutes are attached at the end of this packet)

- **May 2, 2025**
- **May 22, 2025**
- **June 26, 2025**

OPEN FORUM

This is an opportunity for owners to comment or ask questions. The Board may give short answers and/or designate items for a future agenda. Beyond administrative matters the Board cannot act on anything not on this published agenda. Please limit your remarks to three minutes in this forum or if recognized by the chair during discussion of an agenda item.

BOARD ACTIONS

- **Expenditures requiring board approval**
 1. The Board will consider \$105.17 reimbursement to Jeff for irrigation valves and parts. 6221 landscaping repairs
 2. The Board will consider making the following tax payments (6030 Fed/state taxes). As of 8/8/25 the California amounts are pending updated numbers from Levy, Erlanger CPA. Consider approving these amounts plus additional as indicated in case of late/penalty fee:
 - 2025 IRS due 8/18/25: \$3,776.77
 - 2024 Calif due 4/15/25: \$1,589 (\$1,636 including est fee?)
 - 2025 Calif due 6/15/25: \$3,660 (\$3,770 including est fee?)

Note: IRS due includes IRS 2024 credit for over payment of \$2,638

3. The Board will consider \$25,000 for the ongoing dry rot and paint repair project. Additional to \$75,000 previously authorized. Approx. spent to date: \$68k. Status: about 75% done. Discovery of hidden damage (especially on porches) continues, making it hard to estimate. "Find it/fix it." Reserve 04690 structural repair.
4. The Board will consider a request from the 277 homeowner to plant a tree at the front corner of the driveway/porch area, suggested crape myrtle. (A planting that will grow over 6' requires Board approval). Est. plant cost NTE \$150, + labor within maintenance. Note that infill planting (suggested lavender/rosemary) along driveway is expected. 6200 landscaping.
5. The Board will consider \$100 to repair the chipped concrete in the pool deck as cited in the County pool inspection. Leo Torres verbal quote. 6330 pool repairs.
6. The Board will consider two options for repair/replacement of Rola-Chem automatic pool chemical system, which is not fully functional due to worn pump parts. 1) repair worn pump parts and inspect inside of control units for corrosion damage: \$TBD 2) If inspection shows it is warranted, replace Rola-Chem system: \$4,363. See attached Sierra Pool estimate. 6330 pool repairs or Reserve pool system replacement.
7. Pending approval of updated contents, the Board will consider NTE \$100 to produce copies of the 2025 Directory. 5105 office expense.

- **Other Actions**

1. The Board will consider approval of the 2024 Levy, Erlanger CPA review/annual report for distribution.
2. The board will consider prioritizing several near-and-longer-term pool repair/replacement needs and options (in addition to Rola-Chem item above):
 - Note: approved \$400 plus labor TBD for urgent replacement of pool heater exhaust
 - Repair/replace Rola-Chem units when needed. See above re item for expense consideration
 - Replaster the pool interior due to deterioration caused by past chemical issues. Black algae reappearing, chemical balance is precariously maintained. Noted but not yet required by County. Will require Reserve expense. See attached Notes re Pool Replastering. Do during winter season. See Burkett's Pool Plastering quote attached.
 - Replace two leaking skimmer baskets and redo surrounding concrete in pool deck; do at the same time as pool replastering. Pending Burkett's Pool Plastering to quote if included in replastering.
 - Repair filter unit seal when it starts leaking again (it seems to have stopped). \$100?
 - Repair/replace two timer light switches in bathrooms (one is not timing). Parts est \$25 plus \$125 electrician min service call
 - Install a lockable storage unit outside the building to accommodate the acid and chlorine carboys, to remove these sources of fumes and corrosion inside. No new hard plumbing required – tubing can run from carboys through the wall vent by the

Rola-Chem units. Cost of deck box approx. \$200. Cost of carboys approx. \$400 (\$200 each x 2)

- For planning information: do polycrrete overlay of concrete around the pool (not under the pergola and gazebo). Burkett's advises approx. \$30 per square foot
- 3. The Board will again consider priorities and a timeline for next steps to address requests for vehicle speed calming on Fieldstone Drive. Previous suggestions include messages to the community (two have been sent), signage and/or speed bumps, and communication with delivery/service companies to communicate and reinforce the speed limit and safe habits.
- 4. The Board will consider setting a timeline and Board member roles to prepare the 2026 pro forma budget
- 5. Pending receipt of an Architectural Application, the Board will consider approval for the 269 homeowner to buy a new back door to replace the original with a new one of a different design. The homeowner would buy a pre-hung door that could be installed at no extra cost to the Association while repairs are being done, versus the cost of repairing the existing door frame which is damaged. The new door would be installed by the Association's contractor in the process of the current repair project. The Association would stipulate and the homeowner agree that the Association shall not be responsible for any future maintenance concerning or caused by the new door per se.

STATUS REPORTS/DISCUSSION ITEMS

• President's Report

1. Approved \$400 plus labor TBD for urgent replacement of pool heater exhaust
2. Received notices of insurance non-renewal from Farmers on 8/6/25. Fire and umbrella policy solutions in process with Socher. Needed by 11/2/25.
3. Brief roofing update: project completed 8/1/25. \$760,042 capital expense (reserve). Roof info summary distributed to homeowners
4. Brief dry rot repair update: porch phase estimated 75% complete, then dormers, then painting. See expense consideration above.
5. Concrete work continuation. 142/146 driveway had a very recent large displacement, possibly due to weight of roofing vehicles during wet season. Torres scheduled to start 8/11/25.
6. Brief update re PG&E notice to clear space by green box at 311 – three large shrubs transplanted to island, PG&E notified of status
7. Brief status of followup on approved \$2,600 paid to 209 buyers (now homeowners) while in escrow to cover outstanding pest report repairs (work now being done by Association, so need to reconcile with homeowner). UPDATE: confirmed that no payment was made to the homeowner in escrow, so issue may now be closed.
8. 2026 Reserve Study process is underway

• Vice President's Report

1. Status of 2025 Directory update

- **Treasurer's Report**

1. Most Recent Check Detail Report Attached (June 2025)
2. Jan-Jun 2025 P&L and June 2025 Balance Sheet (attached)
3. Reserve Fund as of 7/25/25: \$296,637.42
 - Insured bank deposit 0.95% \$206,627.52
 - CD – Maturity 11/25/25 \$90,000 4.35%
4. Status of first installment of Special Assessment

- Noted: these are continued items held for future agendas
 - Bret Harte weeds: 3rd request for county info on what they cover along roadway
 - Bret Harte No Parking sign by fire gate: 3rd request to County to restore missing sign
 - Status of annual distribution of required reports and notices
 - Consider having a finance committee

Next Board Meeting Date

Adjournment

Sierra Pool and Spa Supply

Fieldstone HOA
Jeff Muscatine

Customer code
Store credit
On account

Jeff-PRD6
\$0.00

Quote #120
2 Aug 2025 8:49am | Main Outlet

1	Digital controller w/ (2) 38GPD pumps SKU: 554500 Note: Rola-chem controller with pumps Labor - 1246.53	@ \$3,116.33	\$3,116.33
1	Intellichlor 30 power bundle SKU: 523733 Note: Salt cell Labor 832.36	@ \$2,080.89	\$2,080.89
1	8.5" triton dome O'Ring SKU: 152509z	@ \$16.22	\$16.22
1	Misc SKU: 00003 Note: Heater stove pipe	@ \$400.00	\$400.00

Note: Labor price and description for each item is in the notes

Subtotal	\$5,613.44
Total Tax (Sale tax, 8.25%)	\$463.11
TOTAL 4 items	\$6,076.55
TO PAY	\$6,076.55



Thank you for shopping at Sierra Pool and Spa Supply 209.772.4157

Pool replastering notes

7/24/25, pending estimate

Jeff met with Scott Thompson
Burkett's Pool Plastering
209-495-9634
scott@burkettpoolplastering.com

Current lead time to start work is about four months. Within that it takes 8 weeks to get permit. Construction then takes about 8 weeks from start to finish.

Drain pool, complete work, refill, start chemical balancing and hand off to pool service.

Can do two (broken, leaking) skimmer replacements including the necessary concrete work.

Abandon the unused built in vacuum system?

Includes redoing the mastic between the deck and coping.

Must replace railings with current code.

Must replace the safety drains.

Tile looks OK.

Inside equipment room looks OK, allowing for new heater exhaust. Aging Rola-Chem systems are commonly troublesome — suggests replacement. Strongly suggests placing the carboys outside.



August 4, 2025

To: Fieldstone OA
344 Fieldstone Drive
Murphys, CA

From: Scott Thompson
Burkett's Pool Plastering

RE: Pool Resurfacing Project 2025

Scope of work:

All work performed IN HOUSE by Burkett's Employees. We use NO SUBS!

Pool Interior Work:

Permit from County Environmental Health Department. (Fee includes \$450 plan, courier and office administration fees.)	\$1300
Drain pool to approved cleanout and drill relief holes.	Incl.
Manage onsite inspections with County Environmental Health. Includes up to 4 onsite Inspection meetings with County Inspector.	\$950
Strip existing plaster back to original gunite shell and haul away debris. New plastic wall steps at deep end grab rails to be installed at plaster.	Incl.
Reconfigure existing pool entry steps to meet current code. Existing top step tread does not extend out the required 21"-24" per code. The remaining steps will be reconfigured per code. <i>This only applies to the entry steps at the radius area and NOT the straight wall entry steps.</i>	\$2400
Saw cut floor at existing deep end main drain and split drain lines the required 36" per code. New plumbing line to be upsized per code. New VGB compliant drain covers installed at plaster.	\$1500
Existing skimmer equalizer lines to be abandoned at plaster in place of splitting the required 36" per code. Per code, this work may be performed if an automatic fill device is in place. There is an active auto fill at the pool side wall.	N/C
Install commercial nonskid trim tile at shallow end entry steps. Color t.b.d.	\$2800
Remove and replace mastic expansion joint between existing pool brick coping and concrete Decking. Tan color to match existing at time of proposal.	\$1950

Supply and install new commercial 3 bend entry rails at pool shallow end entry steps. Existing rails are not to code. (2) Two total.	\$3200
---	--------

Plaster pool with (2) two coats of Wet Edge Altimax white plaster. New VGB compliant drain covers installed at time of plaster per code. AB1020 paperwork submitted at completion per code.	\$17,900
---	----------

Complimentary one time chemical and equipment start up at completion. Continued brushing and chemical maintenance required prior to final inspection by others.	N/C
--	-----

Total for pool re surfacing:	\$32,000
-------------------------------------	-----------------

Existing In-Floor System:

<u>Option #1:</u> Remove and replace existing floor returns including plaster collars and pop up Heads.	\$3950
---	--------

<u>Option#2:</u> Abandon existing floor returns and cover at time of plaster. Existing water valve To remain at time of proposal. No additional plumbing work included.	\$2100
---	--------

Access

Access to swimming pool common area is required with parking at nearest available location
To be provided and secured by onsite prior to execution of any proposed scope of work.
Burkett's crews need direct access to pool common area along with parking within the
Nearest parking area to perform and complete the above proposed scope of work.
All access and parking to be provided and secured by the property.

Utilities:

Adequate power and water provided at or near pool common area by property owners.

Leaks and Leak Detection:

Older pools, specifically pools/spa plumbed with copper, often have small nearly undetectable leaks. The act of draining, leaving a pool empty for some time and then refilling will often cause minor shifts in surrounding soils and the pool structure itself causing these minor leaks to grow. Burkett's recommends that a leak detection be performed during the permit process while the pool/spa is still full of water and fully functional to pre determine if any leaks are present. This will help eliminate the need for unforeseen repairs during the renovation process as well as additional repairs after completion of the pool/spa resurfacing. The most common cause for delay during the renovation process is the need to make unforeseen repairs. If needed, a leak detection agency may be provided as part of the "scope of work" or can be handled by the property independently.

Please note: This proposal and or contract does not include any changes, additions or additional permit fees added or required by the Building and or Environmental Health Departments.

If you have any questions, please feel free to call me at **209-495-9634**.

Scott@burkettspoolplastering.com

Respectfully,

Scott Thompson.

License #608182

CA. Lic.# 1136933
P.O. BOX 1152
ANGELS CAMP, CA. 95222
Phone: (209) 630-8003

QUOTE # 219Q
DATE: 08/09/2025

344 FEILDSTONE DR.
MURPHYS, CA. 95247

- Remove Rola Chem system & replace with Intellichem system.
- Repair Heater Exhaust.
- Install Salt Chlorination system.
- Move chems outside to stop corrosion.

QUANTITY	DESCRIPTION	SERIAL NUMBER	UNIT PRICE	TOTAL
	Pentair Intellichem System			\$4,870.00
	Pentair Intellichlor Salt Cell			\$1,560.00
	Pentair Intellichlor Transformer			\$786.00
	Misc. for Exhaust			\$350.00
	Chlorine Carboy			\$50.00
	Muriatic Acid Carboy			\$75.00
SUBTOTAL				\$7,691.00
TAX				\$672.00
LABOR				\$2,000.00
TOTAL				\$10,363.00

Fieldstone Owners Association

Check Detail

June 2025

Type	Num	D...	Name	Item	Account	Paid Amount	Original Amount
Check	2031	06/0	Bolin Roofing, Inc		5310.0 · Edward Jo...		(2,000.00)
				6510.1 · Roof 05044...		(1,000.00)	1,000.00
				6510.1 · Roof 05044...		(1,000.00)	1,000.00
TOTAL						(2,000.00)	2,000.00
Check	2032	06/0	Calaveras Lumber		5310.0 · Edward Jo...		(1,259.16)
				6510.2 · Structural ...		(1,259.16)	1,259.16
TOTAL						(1,259.16)	1,259.16
Check	2033	06/1	Aces Painting & Fine Fi...		5310.0 · Edward Jo...		(5,330.00)
				6510.2 · Structural ...		(5,330.00)	5,330.00
TOTAL						(5,330.00)	5,330.00
Check	2034	06/1	Bolin Roofing, Inc		5310.0 · Edward Jo...		(39,990.00)
				6510.1 · Roof 05044...		(1,000.00)	1,000.00
				6510.1 · Roof 05044...		(1,000.00)	1,000.00
				6510.1 · Roof 05044...		(37,990.00)	37,990.00
TOTAL						(39,990.00)	39,990.00
Check	2035	06/1	Bolin Roofing, Inc		5310.0 · Edward Jo...		(36,550.00)
				6510.1 · Roof 05044...		(36,550.00)	36,550.00
TOTAL						(36,550.00)	36,550.00
Check	2036	06/2	Aces Painting & Fine Fi...		5310.0 · Edward Jo...		(3,510.00)
				6510.2 · Structural ...		(3,510.00)	3,510.00
TOTAL						(3,510.00)	3,510.00
Check	2037	06/2	Bolin Roofing, Inc		5310.0 · Edward Jo...		(30,400.00)
				6510.1 · Roof 05044...		(30,400.00)	30,400.00
TOTAL						(30,400.00)	30,400.00

12:42 PM

08/05/25

Fieldstone Owners Association

Check Detail

June 2025

Type	Num	D...	Name	Item	Account	Paid Amount	Original Amount
Check	3175	06/0	Sierra Pool Masters		5304 · 8562 US Bank		(650.00)
					6320 · Swimming P...	(650.00)	650.00
TOTAL						(650.00)	650.00
Check	3176	06/1	Murphys Sanitary District		5304 · 8562 US Bank		(60.00)
					6451 · Sewer	(60.00)	60.00
TOTAL						(60.00)	60.00
Check	3177	06/1	Campora Propane		5304 · 8562 US Bank		(550.27)
					6415 · Gas	(549.70)	549.70
					6415 · Gas	(0.57)	0.57
TOTAL						(550.27)	550.27
Check	3178	06/1	PG&E		5304 · 8562 US Bank		(324.94)
					6410 · Electricity	(324.94)	324.94
TOTAL						(324.94)	324.94
Check	3179	06/2	Farmers Insurance		5304 · 8562 US Bank		(5,187.25)
					6001 · Insurance Ex...	(5,187.25)	5,187.25
TOTAL						(5,187.25)	5,187.25

2:06 PM

08/01/25

Accrual Basis

Fieldstone Owners Association
Balance Sheet Prev Year Comparison
As of June 30, 2025

	Jun 30, 25	Jun 30, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
5304 · 8562 US Bank	58,753.14	65,819.83	(7,066.69)	(10.7)%
5310 · Reserve Funds				
5310.0 · Edward Jones	137,226.13	861,092.43	(723,866.30)	(84.1)%
5310.01 · Edward Jones 4.1% Money Market	232,311.82	0.00	232,311.82	100.0%
Total 5310 · Reserve Funds	369,537.95	861,092.43	(491,554.48)	(57.1)%
Total Checking/Savings	428,291.09	926,912.26	(498,621.17)	(53.8)%
Accounts Receivable				
1200 · Assessments Receivable	2,188.50	712.50	1,476.00	207.2%
1201 · Special Assessment Receivable	0.00	35,750.00	(35,750.00)	(100.0)%
Total Accounts Receivable	2,188.50	36,462.50	(34,274.00)	(94.0)%
Total Current Assets	430,479.59	963,374.76	(532,895.17)	(55.3)%
TOTAL ASSETS	430,479.59	963,374.76	(532,895.17)	(55.3)%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
2700 · Prepaid Owner Assessments	14,853.49	5,117.49	9,736.00	190.3%
2701 · Prepaid Special Assesments	24,000.00	0.00	24,000.00	100.0%
Total Other Current Liabilities	38,853.49	5,117.49	33,736.00	659.2%
Total Current Liabilities	38,853.49	5,117.49	33,736.00	659.2%
Total Liabilities	38,853.49	5,117.49	33,736.00	659.2%
Equity				
3000 · Homeowners Equity	(96,698.87)	197,250.49	(293,949.36)	(149.0)%
32000 · Unrestricted Net Assets	125,295.66	258,673.34	(133,377.68)	(51.6)%
3500 · Reserve Fund Balance	369,537.95	322,834.39	46,703.56	14.5%
Net Income	(6,508.64)	179,499.05	(186,007.69)	(103.6)%
Total Equity	391,626.10	958,257.27	(566,631.17)	(59.1)%
TOTAL LIABILITIES & EQUITY	430,479.59	963,374.76	(532,895.17)	(55.3)%

Fieldstone Owners Association
Profit & Loss Prev Year Comparison
January through June 2025

	Jan - Jun 25	Jan - Jun 24	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 · INCOME				
4001 · Membership Assessments	108,495.00	105,675.00	2,820.00	2.7%
4005 · Special Assessment	0.00	101,200.00	(101,200.00)	(100.0)%
4010 · Late Fees & Penalties	505.50	337.50	168.00	49.8%
4050 · Reimbursed Expenses	0.00	26.83	(26.83)	(100.0)%
4070 · Income-Operations Interest	0.99	1.20	(0.21)	(17.5)%
Total 4000 · INCOME	109,001.49	207,240.53	(98,239.04)	(47.4)%
Total Income	109,001.49	207,240.53	(98,239.04)	(47.4)%
Gross Profit	109,001.49	207,240.53	(98,239.04)	(47.4)%
Expense				
6000 · ADMINISTRATIVE				
6001 · Insurance Expense	31,123.50	20,850.48	10,273.02	49.3%
6002 · Website	0.00	192.00	(192.00)	(100.0)%
6010 · Auditing/Tax Prep	1,595.00	1,635.00	(40.00)	(2.5)%
6011 · Bank Fees	0.00	16.00	(16.00)	(100.0)%
6015 · Bookkeeping/Accounting	1,865.00	1,345.00	520.00	38.7%
6030 · Fed/State Taxes	0.00	(796.00)	796.00	100.0%
6040 · Legal Fees	35.00	680.58	(645.58)	(94.9)%
6045 · License & Inspection Fees	401.00	390.00	11.00	2.8%
6080 · General Office Expense	109.24	161.54	(52.30)	(32.4)%
6081 · Reserve Study	0.00	800.00	(800.00)	(100.0)%
6082 · Social Events	0.00	100.00	(100.00)	(100.0)%
6090 · Postage/Delivery/Copies	10.99	170.62	(159.63)	(93.6)%
Total 6000 · ADMINISTRATIVE	35,139.73	25,545.22	9,594.51	37.6%
6100 · COMMON AREA MAINTENANCE				
6130 · General Maintenance & Repair	53.22	0.00	53.22	100.0%
6160 · Roof Repairs & Maintenance	0.00	850.00	(850.00)	(100.0)%
Total 6100 · COMMON AREA MAINTENANCE	53.22	850.00	(796.78)	(93.7)%
6200 · LANDSCAPING				
6220 · Landscape Contract	10,123.64	7,525.00	2,598.64	34.5%
6221 · Landscape Repairs	0.00	7,074.05	(7,074.05)	(100.0)%
6230 · Plant Replacement/Weed Control	0.00	26.36	(26.36)	(100.0)%
6240 · Irrigation Repairs	211.99	0.00	211.99	100.0%
Total 6200 · LANDSCAPING	10,335.63	14,625.41	(4,289.78)	(29.3)%
6300 · POOL				
6320 · Swimming Pool Service	3,250.00	1,592.20	1,657.80	104.1%
6330 · Pool Repairs	150.00	0.00	150.00	100.0%
6340 · Pool Supplies	42.67	423.20	(380.53)	(89.9)%
Total 6300 · POOL	3,442.67	2,015.40	1,427.27	70.8%
6400 · UTILITIES				
6410 · Electricity	1,255.28	727.36	527.92	72.6%
6415 · Gas	550.27	472.08	78.19	16.6%
6450 · Water	710.32	709.00	1.32	0.2%
6451 · Sewer	360.00	360.00	0.00	0.0%
Total 6400 · UTILITIES	2,875.87	2,268.44	607.43	26.8%
6500 · CAPITAL (RESERVE) EXPENDITURES				
6510 · Building & Grounds				
6510.1 · Roof 050440/Gutter 050700	500,810.00	0.00	500,810.00	100.0%
6510.2 · Structural Repairs 04690	52,822.11	0.00	52,822.11	100.0%
6510 · Building & Grounds - Other	0.00	75.41	(75.41)	(100.0)%
Total 6510 · Building & Grounds	553,632.11	75.41	553,556.70	734,062.7%
6520 · Furniture & Fixtures	175.00	0.00	175.00	100.0%
6530 · Maintenance & Repair				
6530.1 · Sidewalks & Driveways 020200	30,522.71	0.00	30,522.71	100.0%
Total 6530 · Maintenance & Repair	30,522.71	0.00	30,522.71	100.0%
Total 6500 · CAPITAL (RESERVE) EXPENDITURES	584,329.82	75.41	584,254.41	774,770.5%

2:07 PM

08/01/25

Accrual Basis

Fieldstone Owners Association
Profit & Loss Prev Year Comparison
 January through June 2025

	Jan - Jun 25	Jan - Jun 24	\$ Change	% Change
7000 · REPAIRS AND MAINTENANCE				
7050 · Maintenance & Repair	8,963.75	330.40	8,633.35	2,613.0%
7055 · Roofing and Gutters	0.00	4,000.00	(4,000.00)	(100.0)%
Total 7000 · REPAIRS AND MAINTENANCE	8,963.75	4,330.40	4,633.35	107.0%
Total Expense	645,140.69	49,710.28	595,430.41	1,197.8%
Net Ordinary Income	(536,139.20)	157,530.25	(693,669.45)	(440.3)%
Other Income/Expense				
Other Income				
4075 · Income-Reserves Interest	505,919.14	0.00	505,919.14	100.0%
4085 · Interest-Edward Jones	23,711.42	21,968.80	1,742.62	7.9%
Total Other Income	529,630.56	21,968.80	507,661.76	2,310.8%
Net Other Income	529,630.56	21,968.80	507,661.76	2,310.8%
Net Income	(6,508.64)	179,499.05	(186,007.69)	(103.6)%

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Minutes
May 2, 2025, 5:00 pm
PHYSICAL MEETING LOCATION: Fieldstone Pool

Meeting Called to Order

Board Attendance: Jeff Muscatine, Denise Summersett, Carolyn Peterson, Abigail Padou

Approval of Minutes

- **4/1/25 Board Meeting** Approved: Motion CP, Second DS
- **4/17/25 Board Meeting** Approved: Motion DS, Second JM

OPEN FORUM

BALLOT-COUNTING by Inspector Tony Cera for \$4,000 SPECIAL ASSESSMENT

- 37 ballots received.
 - 28 in favor, 9 opposed.
 - 24 prefer \$2K payment every 6 months, 10 prefer monthly, 3 no response

BOARD ACTIONS

- **Expenditures requiring board approval**
 1. The Board unanimously approved reimbursing Denise Summersett \$42.67 for pool bathroom hand towels. **Motion AP, Second CP**
 2. The Board unanimously approved paying Sierra Pools \$211.78 for parts for Rola-Chem, filter, and new outdoor sign **Motion CP, Second DS**
- **Other Actions**
 1. The Board will consider transferring \$10,385.33 from the reserve account to the operating account to reimburse operating for reserve expenses previously taken from the operating account in December 2024 and January 2025. These are previously paid, not new expenses for approval. **The Board decided to wait until the next meeting. The amount is \$15,035.83**
 2. The Board unanimously approved an architectural application for a rebuilt side fence and gate by the rear of the driveway at 293. The rebuilding of the fence occurred in October, 2024. This is a retroactive application to ensure the fence status is properly approved and documented. Jeff has inspected the fence and it appears to be in conformance. Application attached. **Motion DS, Second AP**
 3. The Board unanimously approved setting the pool opening date and checking the status of steps required (repairs to Rola-Chem and skimmer leaks, landscaping prep, pool service, County inspection, other?) **Pool to open pool Friday, May 23. You may notice that the level of the pool is a few inches lower. This is to avoid a leak that**

would leak if the water level were higher. It will be fixed after this season. Motion DS, Second AP

4. (Previously deferred item) The Board will consider steps to address requests for vehicle speed calming on Fieldstone Drive. Previous suggestions include signage and/or speed bumps, and/or other potential means to communicate and reinforce the speed limit. The Board may consider forming an ad hoc working committee to make recommendations to the Board

STATUS REPORTS/DISCUSSION ITEMS

- **President's Report**

1. Brief roofing update - starting the 14th roof replacement on Monday. This is the last one authorized unless spec assess is approved.
2. Brief dry rot repair update
3. Brief concrete update (work is complete)
4. Brief status of interior leak repair at 142
5. Brief status of interior leak repair at 265
6. Brief status of followup on advance \$ paid to 209 buying homeowners while in escrow to cover outstanding pest report repairs (now being done by Association, so need to reconcile with homeowner)
7. Brief status of new shed for irrigation supplies (complete)
8. Brief status of signage on emergency vehicle gate (complete)
9. Status of discussion/inquiries re employing a party to handle some Board workload

- **Treasurer's Report**

1. Status of 2024 tax filings
2. Reserve Fund as of 3/28/25 \$577,412
 - Insured bank deposit 1% \$207,412
 - Mutual Funds \$370,000

- Noted: these are continued items held for future agendas
 - Bret Harte weeds: 3rd request for county info on what they cover along roadway
 - Bret Harte No Parking sign by fire gate: 3rd request to County to restore missing sign
 - Status of annual distribution of required reports and notices
 - Consider having a finance committee

Next Board Meeting Date

Next meeting, Thursday May 22 at 4pm at the pool

Adjournment at 6:08PM

FIELDSTONE OWNERS ASSOCIATION

ARCHITECTURAL MODIFICATION APPLICATION

1. OWNER(S) CONTACT INFORMATION

Lot Address: 293 Fieldstone Dr. Murphys CA 95247

Owners Names(s): Mark and Alison Welsh () -

() -

() -

() -

Mailing Address (if different from Lot Address): 120 Western Court Santa Cruz, CA 95060

2. DESCRIPTION OF PROPOSED ARCHITECTURAL MODIFICATION

Summary: Replace gate and fence near driveway and garage to back patio

Start Date: done approximately January 2025 October 25, 2024

Completion Date: October 2024

Color(s): brown like for like of what was previously there

Location: 293 Fieldstone Dr. Murphys Ca 95247

Dimensions: same as existing

Material(s): wood and metal posts

Supplier: landscape company - Bay View Landscape

Contractor(s): " " "

FIELDSTONE OWNERS ASSOCIATION

License Number: 1061471

Describe any impact to Association (if none, please explain): none, replaced fence like for like

Describe any impact to Neighbors (if none, please explain): none, simple replacement

NONE

Did you provide neighboring Owners with a Neighbor Opinion Form? ☐ Yes ☒ No

If No, please explain: simply replaced existing fence, gate

SIGNATURES

I/We, the undersigned Owner(s), agree to protect, defend, hold harmless and indemnify the Fieldstone Owners Association and its directors and managers against any claims or expenses incurred in connection with the approval, construction or maintenance of the above described improvements. I/We further agree that any such expenses incurred and not paid by me/us may be charged to me/us as a reimbursement assessment.

Submitted by Owner(s) of: 293 Fieldstone Dr. Murphys, CA 95247

Date	<u>4/17/25</u>	Owner (Signature)	_____
		Owner (Print name)	_____
Date	<u>4/17/25</u>	Owner (Signature)	_____
		Owner (Print name)	_____

Received by Officer/Agent for Fieldstone Owners Association:

Date	_____	Officer/Agent (Signature)	_____
------	-------	---------------------------	-------

FIELDSTONE OWNERS ASSOCIATION

Officer/Agent (Print name)_____

AGREEMENT AFFECTING REAL PROPERTY

also described as Lot No. _____, on _____

NOTICE is hereby given that the Fieldstone Owners Association (the "Association") and

Owners have requested the Association approve the following:

replaced fence and gate at above address

~~X~~ Work performed by Bella View Landscape licensed and insured contractor

Assessor's Parcel No.: _____

FIELDSTONE OWNERS ASSOCIATION

[SAMPLE]

ARCHITECTURAL MODIFICATION AGREEMENT AND HOLD HARMLESS,

- () A licensed architect's or engineer's written opinion that the (proposed) modification does not impact the structural integrity, fire separation, or acoustical separation in the building. (If it does this must be addressed in detail before the request can be processed by the Association).
- () Written "non-opposition" from the owner of the following neighboring address: (where applicable) _____
- () Complete work not later than _____

Association has agreed to grant approval for said architectural alteration in exchange for Owners' covenants herein and as follows and where an "(X)" has been placed:

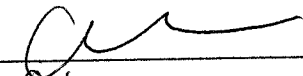
- () Owner shall be responsible to maintain, repair and replace all aspect of the alteration.
- () Owner shall disclose this agreement to all subsequent purchasers of the unit.
- () Owner shall indemnify, hold harmless, protect and defend the Association, Directors and Management against any and all claims arising from or in any way related to the approval of the alteration or the alteration itself, including but not limited to, any and all acts, omissions, or claims arising in connection with the approval, construction, maintenance, repair, or use of said alteration.
- () In the event of a dispute regarding this agreement, the prevailing party shall be entitled to attorneys' fees and costs.
- () Owner agrees to maintain general liability insurance on the property.
- () Owner shall add the Association and Management as additional insured on the general liability insurance.

FIELDSTONE OWNERS ASSOCIATION

[SAMPLE]

The undersigned are the owner(s) of record of the above referenced lot at:

Mark and Alison Welsh

Date	<u>4-17-25</u>	Owner (Signature)	<u></u>
		Owner (Print name)	<u>Alison Welsh</u>
Date	<u>4-17-25</u>	Owner (Signature)	<u></u>
		Owner (Print name)	<u>Mark Welsh</u>
Date	_____	Owner (Signature)	_____
		Owner (Print name)	_____

Officer/Agent for Fieldstone Owners Association, Inc.:

Date	_____	Officer/Agent (Signature)	_____
		Officer/Agent (Print name)	_____

PLEASE ATTACH NOTARY CERTIFICATES

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Minutes
May 22, 2025, 5:00 pm
PHYSICAL MEETING LOCATION: Fieldstone Pool

Meeting Called to Order at 4:03pm

Board Attendance: Jeff Muscatine, Denise Summersett, Carolyn Peterson, Abigail Padou

OPEN FORUM

BOARD ACTIONS

• **Expenditures requiring board approval**

1. The Board unanimously approved the expense of \$322,000 for completion of roofs (\$322,000 = \$268,440 Reserve Acct #05440 roofing + \$53,550 Reserve Acct #050700 gutters/#050709 leaf guards). This is based on current estimated costs to complete the 9 remaining roofs **Motion DS, Second AP**

2. The Board unanimously approved the expense of \$25,000 (Reserve Acct #04690 structural repair) to potentially complete the dry rot repairs **Motion AP, Second CP**

A Reserve forecast for the above major projects through December 2025 is attached. This does not include minor projects that the Board may consider in 2025.

Next Board Meeting Date - June 26 at 4pm

Adjourned 4:56pm

5/13/25

Reserve forecast worksheet for second half 2025 major projects

	May	June	July	Aug	Sept	Oct	Nov	Dec	Notes
Income+balance forward									
Dues	\$28,795.68	\$7,198.92	\$7,198.92	\$7,198.92	\$7,198.92	\$7,198.92	\$7,198.92	\$7,198.92	Feb-Mar-Apr-May paid in May
Assessment			\$46,000.00						\$46,000 in Jan
Balance fwd	\$501,751.00	\$436,046.68	\$255,245.60	\$154,444.52	\$151,643.44	\$158,842.36	\$166,041.28	\$173,240.20	\$501,751 on 5/13
Total	\$530,546.68	\$443,245.60	\$308,444.52	\$161,643.44	\$158,842.36	\$166,041.28	\$173,240.20	\$180,439.12	
Expense									
Roofing	-\$69,500.00	-\$178,000.00	-\$144,000.00						See Roof notes below
Repair	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00					Repair to date \$50k authorized/\$39k spent. Incl proposed + 25k
Reimburse operating	-\$15,000.00								
Total exp	-\$94,500.00	-\$188,000.00	-\$154,000.00	-\$10,000.00					
Balance	\$436,046.68	\$255,245.60	\$154,444.52	\$151,643.44	\$158,842.36	\$166,041.28	\$173,240.20	\$180,439.12	Net of fund balance minus expense -- not including potential minor expenses to be considered in 2025 (\$25k?)
Roof notes									
Roofs - estimated costs for 9 remaining					Roof cost for 14 roofs phase 1:			\$467,420.00	
Start dates pending approval, contractor confirmation					Roofs this proposal (est):			\$322,000.00	
6/2/25	\$38,000.00				Grand total all roofs:			\$789,420.00	
6/9/25	\$38,000.00								
6/16/25	\$32,000.00								
6/23/25	\$32,000.00								
6/30/25	\$38,000.00	\$178,000.00	June						
7/7/25	\$38,000.00								
7/14/25	\$37,000.00								
7/21/25	\$37,000.00								
7/28/25	\$32,000.00	\$144,000.00	July						
	\$322,000.00	total							

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Minutes
June 26, 2025, 4:00 pm
PHYSICAL MEETING LOCATION: Fieldstone Pool

Meeting Called to Order

Board Attendance – Jeff Muscatine, Abigail Padou, Carolyn Peterson

BOARD ACTIONS

- **Expenditures requiring board approval**
 1. The Board unanimously approved ordering the 2026 Reserve study at a budgeted expense of \$800. **Motion JM, Second AP**
 2. The Board unanimously approved contributing to 3 social events not to exceed \$100 each in 2025. **Motion AP, Second JM**
 3. The Board will consider \$50 for pool cleaning. See attached invoice. **Motion AP, Second JM**
 4. The Board unanimously approved \$12.30 reimbursement to Denise Summersett for pool. **Motion AP, Second CP**
 5. The Board will consider \$243 for 501 Corp - Declaration of Directors and Officers. **NO**
- **Other Actions**
 1. The board unanimously approved transferring \$15,795.33 from reserve funds to operating funds to reimburse the operating account for reserve expenses that had been paid out of the operating account in December 2024 and January 2025. **Motion CP, Second AP**
 2. The Board unanimously approved an architectural application to remove the roof dormers at 308 when the new roof is installed. See attached. **Motion JM, Second CP**

STATUS REPORTS/DISCUSSION ITEMS

- **President's Report**
 1. Brief roofing update: on schedule for completion with last start planned 7/28/25.
 2. Brief dry rot repair update: porch phase underway, then dormers, then painting
 3. Brief update re PG&E notice to clear space by green box at 311 -- will try to transplant large shrubs.
 4. Brief status of followup on advance \$ paid to 209 buying homeowners while in escrow to cover outstanding pest report repairs (now being done by Association, so need to reconcile with homeowner).
 5. Status of discussion/inquiries re employing a party to handle some of the Board workload.
- **Treasurer's Report**

1. Most Recent Check Detail Report (April 2025)
 2. Reserve Fund as of 5/30/25: \$488,920
 - Insured bank deposit 1% \$117,919
 - Federated Tr US Trsy Oblg Is \$371,001 Rate of Return 1.45%
- Noted: these are continued items held for future agendas
 - Bret Harte weeds: 3rd request for county info on what they cover along roadway
 - Bret Harte No Parking sign by fire gate: 3rd request to County to restore missing sign
 - Status of annual distribution of required reports and notices
 - Consider having a finance committee

Next Board Meeting Date Thursday, August 7 at 4pm

Adjournment at 5pm

FIELDSTONE OWNERS ASSOCIATION

ARCHITECTURAL MODIFICATION APPLICATION

1. OWNER(S) CONTACT INFORMATION

Lot Address: 308 Fieldstone DR

Owners Names(s): Faye B. MORRISON () -

_____ () -

_____ () -

_____ () -

Mailing Address (if different from Lot Address): _____

2. DESCRIPTION OF PROPOSED ARCHITECTURAL MODIFICATION

Summary: Removal of blind roof dormer(s) from the house at the time that the Association performs roof replacement. The number of dormers is (one or two):

TWO

Start Date: per Association roofing schedule _____

Completion Date: per Association roofing schedule _____

Color(s): n/a _____

Location: roof at 308 Fieldstone Drive. _____

Dimensions: n/a _____

Material(s): n/a _____

Supplier: n/a _____

FIELDSTONE OWNERS ASSOCIATION

Contractor(s): **Tom Bolin Roofing to be contracted by the Association**

License Number: **on file**

Describe any impact to Association (if none, please explain): **The cost of removal at the time of reroofing will be less than the cost of repairs currently needed. Future dormer maintenance will be eliminated.**

Describe any impact to Neighbors (if none, please explain): **Minimal esthetic impact. Per the Board, neighbors' comments will be solicited when the application is considered during a Board meeting.**

Did you provide neighboring Owners with a Neighbor Opinion Form? ☐ Yes ☒ No

If No, please explain: **see above**

SIGNATURES

I/We, the undersigned Owner(s), agree to protect, defend, hold harmless and indemnify the Fieldstone Owners Association and its directors and managers against any claims or expenses incurred in connection with the approval, construction or maintenance of the above described improvements. I/We further agree that any such expenses incurred and not paid by me/us may be charged to me/us as a reimbursement assessment.

Submitted by Owner(s) of: **308 Fieldstone Dr.**

Date **6/15/25**

Owner (Signature)

Owner (Print name)

Faye B. Morrison
Faye B. Morrison

FIELDSTONE OWNERS ASSOCIATION

Date _____

Owner (Signature) _____

Owner (Print name) _____

Received by Officer/Agent for Fieldstone Owners Association:

Date _____

Officer/Agent (Signature) _____

Officer/Agent (Print name) _____

FIELDSTONE OWNERS ASSOCIATION

NEIGHBOR OPINION FORM

This form has been provided to you as a courtesy by the Owner(s) listed below who are seeking to apply for Architectural Modification Approval by the Fieldstone Owners Association's (the "Association") Planning Committee for the proposed project described below. If you wish to have the Committee review your opinions and comments regarding the proposed project, please submit this completed form within thirty (30) days to the Committee. This form is optional, but your feedback will be considered by the Committee as part of its review of the Owner's application. Please note that pursuant to the Fieldstone Planned Development Declaration of Restrictions (the "Declaration" or "CC&Rs") you may not challenge the Committee's decision even if you submit this form.

The Committee looks forward to reviewing your opinions about the proposed project submitted in this form, and sincerely thanks you in advance for your time and consideration of this proposed project.

Section 1: Completed by the Owner submitting the Architectural Modification Application.

Owner's Name

Unit Address

Description of Proposed Modifications:

Does not apply

Section 2: Completed by the neighboring owner of the proposed project location.

Neighbor's Name

Fieldstone Address

Phone

(home)

(work)

FIELDSTONE OWNERS ASSOCIATION

As a neighbor who may be impacted by this project, I have reviewed the modification request.

_____ I APPROVE this project.

_____ I DO NOT APPROVE this Project for the following reasons:

I understand that the Committee considers comments from neighbors, along with other materials submitted by the Owner in their application, and that the Committee has the authority to approve or deny the request as its sole discretion

Date _____ Adjacent Owner (Signature) _____

Adjacent Owner (Print Name) _____

FIELDSTONE OWNERS ASSOCIATION

AGREEMENT AFFECTING REAL PROPERTY

Lot address: 308 Fieldstone Dr, Murphys, California, 95247,
[ZIP CODE]

also described as Lot No. _____, on _____

[INSERT LEGAL DEOCRIPT OF MAP]

NOTICE is hereby given that the Fieldstone Owners Association (the "Association") and

the Owner of record of the above property (the "Owner"), have entered into an agreement binding all owners, and their successors and assigns.

Owners have requested the Association approve the following:

Removal of dormers at HOA expense

As a condition of Association approval, Owner has already or shall comply with the following requirements as identified with an "(X)":

(X) Work performed by Tom Bolin Roofing, per Association contract, a licensed and insured contractor.

(X) A building permit procured and all work performed in accordance with that permit and all applicable building codes. (Where applicable). Contractor to pull permit.

Assessor's Parcel No.: on file _____

FIELDSTONE OWNERS ASSOCIATION

ARCHITECTURAL MODIFICATION AGREEMENT AND HOLD HARMLESS,

- () A licensed architect's or engineer's written opinion that the (proposed) modification does not impact the structural integrity, fire separation, or acoustical separation in the building. (If it does this must be addressed in detail before the request can be processed by the Association).
- () Written "non-opposition" from the owner of the following neighboring address: (where applicable) N/A
- () Complete work not later than _____

Association has agreed to grant approval for said architectural alteration in exchange for Owners' covenants herein and as follows and where an "(X)" has been placed:

- () Owner shall be responsible to maintain, repair and replace all aspect of the alteration.
- () Owner shall disclose this agreement to all subsequent purchasers of the unit.
- () Owner shall indemnify, hold harmless, protect and defend the Association, Directors and Management against any and all claims arising from or in any way related to the approval of the alteration or the alteration itself, including but not limited to, any and all acts, omissions, or claims arising in connection with the approval, construction, maintenance, repair, or use of said alteration.
- () In the event of a dispute regarding this agreement, the prevailing party shall be entitled to attorneys' fees and costs.
- () Owner agrees to maintain general liability insurance on the property.
- () Owner shall add the Association and Management as additional insured on the general liability insurance.