

FIELDSTONE OWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
Meeting Agenda
February 28, 2026 at 10 a.m. at Murphys Suites Hotel and by Zoom

PHYSICAL MEETING LOCATION: 10AM, Feb. 28, 2026 at Murphys Suites Hotel, 134 CA-4, Murphys, CA 95247

ZOOM DETAILS:

Kevin Langley - Inspector of Elections is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting: <https://us06web.zoom.us/j/83269025244?pwd=oa2AlpQWdL3wo6USbDxrTLsFLYtpKG.1>

Meeting ID: 832 6902 5244 Passcode: 520707

One tap mobile +16694449171,,83269025244#,,,,*520707# US

AGENDA

1. Meeting Called to Order and Quorum Established
2. Introduction of Inspector of Elections, The HOA Election Guys, to conduct Zoom ballot-counting
3. Member vote on approval of the 2025 Annual Meeting Minutes – attached
4. President's Message:
 - a. Accomplishments: roofs, concrete, rot and painting repairs, traffic calming. Pool renovation well begun. Is insurance an accomplishment?
 - b. Challenges: \$ is stable except for fire insurance! Revising the CC&R re insurance is on today's Board agenda.
 - c. Management concerns and approach options. Software?
 - d. Participation.
5. Election results
 - Board Election: two seats up for election, with two candidates.
 - Approval of IRS Resolution 70-604 (to avoid the Association being taxed on annual income in excess of the annual operating expenses, the members must pass the following resolution, in accordance with IRS Revenue Ruling 70-604: RESOLVED, that any excess of Association revenue over Association expenses for the current tax year shall be applied to the next tax year's member assessments).
6. 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.
7. Adjournment

The 2/28/26 Board meeting will immediately follow the adjournment of the Members meeting, at approximately 10:45am. Zoom details for board meeting:

<https://us02web.zoom.us/j/86038875722?pwd=w4yt4aDDsah3kyoNFTHrcSEmxazly.1>

Meeting ID: 860 3887 5722 Passcode: 427541

Dial-in by phone 669-900-6833 Meeting ID: 860 3887 5722 Passcode: 427541

One tap mobile +16699006833,,86038875722#,,,,*427541# US (San Jose)

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

FIELDSTONE OWNERS ASSOCIATION
Annual Meeting Minutes
February 15, 2025
Location: Murphys Suites and by Zoom

Called to order at 10am

Member Attendance: Jeff Muscatine, Carolyn Peterson, Abigail Padou, Denise Summersett, Elisa Garin, Pilar Julian, Carren Linn-Downs, Tony Cera, Kevin McWeeney, Nikki McWeeney, Lesley Hager

On Zoom: Michael Summers, David Powell, Cynthia Kasper, Alison Nielsen, Karl from HOA Election Guys

1. Introduction of the Inspector of Elections (Karl from the HOA Election Guys)
2. Approval of 2024 Annual Meeting Minutes: Motion by CP, approved unanimously
3. President's remarks (attached)
4. Election results
 - 3 seats up for election and 28 ballots cast.
 - Board members elected: Denise Summersett (27 votes), Jeff Muscatine (23 votes), 1 vacant seat.
 - IRS resolution was approved with 27 votes in favor, 0 votes against, 1 no response.
5. Meeting adjourned at 10:42am

President's Remarks -- 2/15/25 Fieldstone Owners Association Annual Meeting
2024 in hindsight

Homeowners approved special assessment to kickstart closing the reserve gap

Budget rationalized except for another huge insurance increase

New pool service is an improvement

Major tree work completed with three-year cycle expected

Highway 4 tree removal done by PG&E and Caltrans

Pool wooden structures stained

With reserve study progress, funding improvement, clearer costs, and solid vendors developed, major projects began with improvements over original:

Roof replacement phase 1 (includes over half of the buildings)

Concrete work on T&M basis

Painting and rot repairs: two passes done for Calpro warranty work, rot repairs and full caulking proceeding with local crew on T&M basis

2025 key challenges

Continue to transition out of crisis mode to sustainable levels of pace and work

Rigorous management of major projects under way (roofs, rot repair, concrete)

Continue reserve funding catch up to complete roofs, rot repair, concrete, and prepare for upcoming needs, e.g. painting, asphalt, fences, pool equipment ...

Continue to improve and document business processes for transparency, accountability, efficiency and institutional memory

A new wild card: last week the 2020 "zone zero" (five feet) fire safety law got unstuck by the Governor with an order to complete definition within a month. Many unknowns. Likely modifications to landscaping (trees, shrubs, mulch near buildings) and structures (wood fences adjoining buildings). Insurance in play

Management and succession are existential issues

To have ongoing proper management and control, more Fieldstone members must gain practical and governance knowledge and queue to join the board

What form of association management can we embrace that is transparent, accountable, responsive, productive, affordable, and stable?

Respectfully submitted,

Jeff Muscatine/2024 President