

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Minutes
October 24, 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 4:08pm

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

OPEN FORUM

BOARD ACTIONS

• **Expenditures requiring Board approval**

1. The Board will consider reimbursing Denise Summersett \$25.97 for pool chemical puck holder supplies (6340 pool supplies). **Approved unanimously, Motion CP, Second AP**
2. The Board will consider an expense NTE \$350 to obtain a poly shed for pool chemical storage outside the enclosed equipment space **Approved unanimously, Motion DS, Second CP**
3. The Board will consider hiring The HOA Election Guys again for the election. Cost NTE \$745. \$850 NTE. **Approved unanimously, Motion CP, Second AP**

• **Other Actions**

1. The Board will consider approval of an Architectural Application for the 137 homeowner to replace several windows with new matching windows (attached) **Approved unanimously, Motion DS, Second CP**
2. The Board will set a timeline and responsibilities to draft a revision of the Fieldstone fine policy to conform to new AB130 requirements, which cap the maximum monthly fine for HOAs at \$100, with other related requirements **update fine policy - Denise and Jeff by end of year**

3. The Board will hear a brief presentation by Greg Novacek (155) re suggested formats for notices of dues and special assessment payment schedules. **Will attach schedule sheet to next Fieldstone email opportunity**
4. The Board will consider a request from Greg and Joan Novacek (155) to waive the \$100 late fee imposed on their late special assessment payment due July. The homeowners waive a confidential process. **Request withdrawn**
5. The Board will consider engaging a pest control service to address rodents at the pool area - **Will get quotes**
6. The Board will consider approval of estimated (Burkett's and Olympic attached to previous agenda) NTE \$45,000 (reserve 6330 pool repairs) for pool replastering and equipment replacements, and the timeline for a final decision. The process requires four months for scheduling, permit, and work. Scope includes:
 - a. Rola-Chem vs Pentair ±
 - b. Salt system TBD ±
 - c. Replace chemical carboys with improved type, option to place in box outside of building
 - d. Replastering including removal and/or replacement of several pipes (algae) and new railings to current code
 - e. Contractor TBD ±
 - f. Refill cost
 - g. Need for daily brushing for a month after refill (by homeowners, hire Olympic, or?) - **Research is ongoing**
7. The Board will consider approval of traffic calming measures NTE \$8,800 (reserve-asphalt) as itemized in the Adam's Asphalt quote (attached). Including pavement signage, stripes and raised dots, and speed bumps. Additional signage on poles re speed limit and parking NTE \$250. Total NTE \$9,050 rounded up to NTE \$10,000 - **Research is ongoing**
8. The Board will continue to consider the draft 2026 pro forma budget (attached to previous agenda) and discuss further developments towards a proposed budget for approval. At the time this agenda was drafted an insurance quote is pending and the 2026 reserve study is in process. Due to likely insurance increase a 20% or higher dues increase and or/emergency special assessment may be considerations. **Pending receipt of insurance quotes**

STATUS REPORTS/DISCUSSION ITEMS

1. President's Report

1. Rot and painting repair churning along. Carpentry nearing completion, painting underway

2. All furnace vents checked
3. Fire and umbrella insurance policy solutions in process with Socher. Needed by 11/2/25.
4. 2026 Reserve Study process is underway with Browning
5. Rain gutter work by contractor is pending to install missing diverters and address any other issues
6. Rain gutter cleaning pending to clear mineral granules shed by new shingles that collect on top of and clog some of the screens (as expected with new shingles)
7. Wood fence repairs TBD this winter – organizing time and materials approach

2. Vice President's Report

3. Treasurer's Report

1. September Financials
2. Reserve Fund as of 9/26/25: \$212,770

Insured bank deposit 0.90%	\$21,785	
US Treasury	\$25,000	
CD – Maturity 11/25/25	\$90,000	4.35%
CD – Maturity 12/17/25	\$38,000	4.05%
CD – Maturity 3/18/26	\$38,000	3.85%

4. Secretary's Report

The first election mailing will go out in November. **2026 Annual Meeting Date: February 28 at 10am**

Next Meeting Date

Friday, November 21 at 12pm at Library

Adjournment