

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

These Meeting Minutes were approved by a unanimous vote of the Board on 8/14/25

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)	_____
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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

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:

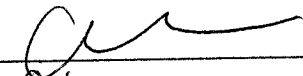
- () Owner shall be responsible to maintain, repair and replace all aspect of the alteration.
- () Owner shall disclose this agreement to all subsequent purchasers of the unit.
- () Owner shall indemnify, hold harmless, protect and defend the Association, Directors and Management against any and all 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