FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Minutes
February 28, 2026, immediately following the Annual Meeting

Meeting Called to Order – 10:30am.

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

BOARD ACTIONS

- **Election of Officers and Board Appointment**
    1. The Board will elect officers for 2026
       Jeff for President: Motion-AP, Second-CP. Unanimous.
       Denise for Vice President: Motion-JM, Second-CP. Unanimous.
       Abigail for Secretary until Maria agrees: Motion-JM, Second-CP. Unanimous.
       Carolyn for Treasurer: Motion-JM, Second-AP. Unanimous.

    2. The Board will consider the appointment of Maria Robinson to fill the vacant seat, with a one-year term remaining. Motion-DS, Second-JM. Unanimous.

- **Approval of Board Meeting Minutes from 1/9/26 meeting** Motion-AP, Second-CP. Unanimous.

- **Expenditures requiring board approval**
    1. The Board will consider reimbursement of $46.07 to Carolyn for office supplies
       Motion-AP, Second-DS. Unanimous.

    2. The Board will consider reimbursement of $188.16 to Jeff for signs and hardware
       Motion-DS, Second-CP. Unanimous, with Jeff abstaining.

    3. The Board will consider the expense of $500 for the Browning 2026 reserve study engagement Motion-DS, Second-CP. Unanimous.

    4. The Board will consider the expense of $1645 for the Levy, Erlanger engagement for the 2025 annual review and 2025 tax preparation Motion-AP, Second-DS. Unanimous.

    5. The board will consider paying for cleaning supplies for 2026 and new trash cans (with lids) for bathrooms. NTE $150 Motion-CP, Second-DS. Unanimous.

    6. The board will consider purchasing pool chemicals. NTE $250 – Not applicable because it is covered by pool service

- **Other Actions**
    1. The Board will consider appropriate steps in the light of the election results re the proposed monthly dues increase: either to implement the approved dues increase

effective April1, 2026, or if not approved to set revised budget and reserve plans to be determined To be discussed at next board meeting

2. The Board will consider exploring revision of the CC&R to change insurance requirements to shift from the required “walls-in” insurance structure to a legal-minimum “walls-out” (“bare-walls”) model, potentially reducing the total cost to homeowners by finding more carriers available to provide reduced coverage while increasing the homeowners’ individual wrap coverage needs Information to be gathered by the board

3. The Board will consider a go/no go on installing WiFi at the pool, which would enable full equipment automation and remote operation, and could also provide a convenience for pool users. Estimates to install and operate 5G and satellite options will be discussed. Starlink – mobile equip. $249 + $200 shipping. 100 gig a month for $50/month. Add to next board meeting agenda for consideration.

STATUS REPORTS/DISCUSSION ITEMS

President’s Report

1. Tree work completed and certified to Cal FAIR Plan
2. Traffic calming measures complete
3. Pool renovation update. Mechanicals complete. Construction pending County. Next agenda to include ± of acquiring a robot pool vacuum draining pool 3/10. Will take 5-6 weeks.
4. Rot and repair update:
5. punch list in process
6. Wood fence repairs status
7. Pool metal fence painting – is handyman approach confirmed
8. No news re the Board had set aside the draft 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. There are minor text revisions pending, but no action will be taken unless a) necessity arises, or b) until there is guidance from the expected challenges to the new law

Vice President’s Report

Treasurer’s report

- December Financials attached

Next Meeting Date

Adjournment