

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Meeting Minutes

January 17, 2025 at Murphys library, noon

PHYSICAL MEETING LOCATION: upstairs at Murphys library

ZOOM DETAILS:

<https://us02web.zoom.us/j/89961626796?pwd=QVVOWVd5cGlrTTk4ZFI4dWxjUU9lUT09>

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

AGENDA

Meeting Called to Order 12:00pm

Board Attendance: Jeff Muscatine, Carolyn Peterson, Abigail Padou, Elisa Garin and Denise Summersett (12:10)

Approval of Minutes

The Board will consider approval of the following:

- 11/23/24 Board minutes have pending updates
- 12/4/24 Board minutes have pending updates
- 12/13//24 Board minutes have pending updates
- The President summarized the 12/13/24 Executive Session (confidential minutes are not distributed)

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

- The Board will consider acceptance of the November and December financials (see Treasurer's report). Discussion may come under Treasurer's report

- Expenditures Requiring Board Approval:
 - The Board will consider the following expenses : **M/S/A: AP/DS/A**
 - \$9.75 to reimburse Jeff Muscatine for keys (7050 maintenance and repair)
 - \$10.99 to reimburse Jeff Muscatine for certified mail (6040 legal)
 - The Board will consider approval of reserve funding for additional roof and gutter replacement NTE \$125,000 for three buildings NTE \$250,000 for six buildings, or another amount between these. (Reserve 050700 gutters, 050709 leaf guards, 050440 roofing) **M/S/A: DS/CP/A**
 - The board will consider expenditures previously put on hold
 - With an update on the status of an agreement with the 142 homeowners to resolve issues previously enumerated and discussed, the Board may consider a deferred decision on \$550 for Bolin Roofing to repair leaking roof at 142 (7050 maintenance and repair). A revised draft of the proposed agreement is attached for consideration. Approved on receipt of signed notarized copy of agreement. **M/S/A: DS/CP/A.**
 - With an update on the status of the issue (tied to the above), the Board may consider \$450 for Aces Fine Finishes (Tom Woodburn) to do ceiling repair and painting due to roof leak damage at 142. Approved on receipt of signed notarized copy of agreement. **M/S/A: CP/JM/A.**

STATUS REPORTS/DISCUSSION ITEMS

- President's report
 - 2025 reserve study updates and corrections completed and given to Browning for final report. See Treasurer's report below.
 - Staining completed of all wood at pool (gazebo, pergola, arbor, building fascia)
 - Roofs and gutters project scheduled to continue as approved:
 - 253/265 start 1/13/25
 - 141/155 start 1/20/25
 - 237/249 start 1/27/25
 - Painting and repairs: dry rot repair and painting began 1/13/25
 - Concrete grinding and repairs well under way

- Landscaping update notes (not intended for detailed discussion unless questions are raised)
 - 2025 priorities will consider improving damaged plants, replacement of aged-out plants, minor new plantings, fertilizing program, replacement of several unrepairable underground water lines with surface lines and area emitters. (Large supply of solid and perf ½” lines and connectors is on hand.)
- Cleaning of roof gutters and drains completed one time
- Highway 4: Caltrans completed stump grinding 1/10/25. Landscaper will do pruning and clean up
- Setting the agenda for the Annual Meeting (2/15/25, 10:00 a.m. at Murphys Suites). Items so far
 - Review 2024 accomplishments
 - Discuss 2025 priorities
 - Reserve study discussion – we have a five-year plan
- Vice President’s report
 - Status of update and clarifications of plant guide and unofficial list of plants at Fieldstone; Project continues to be in progress.
 - Status of website catchup and new content (supporting Secretary)
- Treasurer’s report
 - Monthly update: monthly and year end reports and 2024 year end Edward Jones statement (see attached)
 - 2025 reserve study finalized, discussion session planned for Annual Meeting. The bottom line is that to pay for the completion of priority work (dry rot, concrete, and roofs/gutters) there will be a proposal for a special assessment totaling \$4,000 per unit, which could be due in 2025, 2025/2026, or 2025/2026/2027. The timing of the work depends on the funding schedule. This includes covering the other ongoing needs forecasted in the study.
- Secretary’s report
 - Timeline for 2025 election and annual members’ meeting: date set for Saturday, Feb. 15, 2025 at 10:00 a.m. Location: Murphys Suites. Ballots mailed 1/14/25.
- Social Committee report
 - No report at this time

- Noted: these are continued items held for future agendas
 - Bret Harte weeds: third request for County info on what area they cover along roadway
 - Bret Harte No Parking signage by fire gate: third request to County to restore missing sign
 - Consider if further work will be done to investigate suggested installation of speed bumps and/or signage and/or other devices to calm vehicle speeds on Fieldstone Dr. (Note in 9/20/24 Open Forum a homeowner underscored interest in considering this)
 - Status of annual distribution of required reports and notices
 - Consider having a finance committee

Next Board meeting date 1/29/24 at noon @ Murphys Library

Adjournment. 1:14pm