

FIELDSTONE OWNERS ASSOCIATION  
Board of Directors Meeting  
Meeting Minutes  
January 9, 2026, 12:00 pm  
**PHYSICAL MEETING LOCATION:** Murphys Library upstairs

**Meeting Called to Order - 12:03pm**

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

**OPEN FORUM**

**BOARD ACTIONS**

- **Approval of Board Meeting Minutes:** 10/31/25, 11/21/25  
Motion AP, Second CP, approved by JM, AP, CP. DS abstained

- **Expenditures requiring Board approval**

1. The Board will consider an additional increment of \$25,000 for rot and paint repairs. Project is nearing completion. Reserve 42690 structural repairs

Motion AP, Second CP, unanimous approval

2. The Board will consider a budgeted expense of \$3,000 for Peffer Tree Service to do the tree work required by Cal FAIR at five buildings plus work around the site as needed. 6200 landscaping - tree service. See attached.

Motion by AP, Second DS, unanimous approval with the following criteria used for trimming:

- Compliance with insurance
- Touching structures/fire hazard
- Balance and health of tree
- Aesthetics
- As decided by the board and Robert Peffer

3. The Board will consider deciding to replace the entire pool equipment system vs. replacing/upgrading several components, and if replastering can be deferred. See previous agenda, and attached quotes.

- \$16,344 to replace pool system and convert to salt cell
- \$7,459 to convert to heat pump
- \$3,153 to add skimmer
- Total \$26,955

Motion DS, Second AP, unanimous approval. This is a Reserve Expense.

Denise to look at Verizon WiFi.

Future meeting: talk about pool resurfacing

- **Other Actions**

1. The Board will consider revising the Fieldstone fine policy to conform to new AB130 requirements, which cap the maximum monthly fine for HOAs at \$100, with other related requirements. Draft attached. continued to a future meeting

2. The Board will consider revising the Fieldstone speed limit from 10 mph to 15 mph (attached). The 30-day notice and comment period ended on 12/31/25. **Motion DS, Second CP, unanimous approval.**
3. The Board will discuss whether or not pest service to control rodents at the pool area is necessary (quote for \$6,750 from Tri County, with Foothill Sierra stating no need for rodent control in pool area). **no action taken**

**STATUS REPORTS/DISCUSSION ITEMS**

- **President’s Report**

1. Rain gutter leaf guards will be cleaned off again in the next week or two
2. 2027 Reserve Study process will begin with a roundtable meeting to review the 2026 reserve study and begin to prepare input for 2027 to get underway with Browning. The 2026 study is at <https://client.browningrg.com/files/0294800105420251116161519.pdf>

**Friday January 16 at 1pm – Reserve study meeting at Denise’s house**

3. Rot and painting repair update: close to completion, please continue to be patient
4. Cal FAIR fire insurance requires tree trimming at five buildings. Organizing this work and site wide as needed with Robert Pepper. Should fall within approved \$3,000 for tree work
5. Traffic calming measures project (approved 11/21/25) being organized with Adams Asphalt
6. Wood fence repairs this winter – time and materials approach within approved budget
7. Metal pool fence – second thoughts re doing only some touch up now (as approved) vs complete electrostatic process

- **Vice President’s Report**

- **Treasurer’s Report**

- October and November financials have not been received yet.
- Reserve Fund as of 12/31/25: \$197,669
 

Insured bank deposit 0.20%	\$43,685
US Treasury	\$25,000
CD – Maturity 3/2/26	\$91,000 3.90%
CD – Maturity 3/18/26	\$38,000 3.85%

- **Secretary’s Report**

Update on election timeline: ballots mailed out 1/14/26, election day 2/28/26 at 10am.

**Next Meeting Date board meeting to follow the annual meeting on 2/28/26**

**Adjournment – 1: 29pm**