

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Minutes
August 14, 2025, 4:00 pm
PHYSICAL MEETING LOCATION: Fieldstone Pool

Meeting Called to Order

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

Approval of Minutes – Approved unanimously by the board

- May 2, 2025
- May 22, 2025
- June 26, 2025

OPEN FORUM

BOARD ACTIONS

- Expenditures requiring board approval
 1. The Board will consider \$105.17 reimbursement to Jeff for irrigation valves and parts. 6221 landscaping repairs **Approved unanimously, Motion DS, Second CP**
 2. The Board will consider making the following tax payments (6030 Fed/state taxes). As of 8/8/25 the California amounts are pending updated numbers from Levy, Erlanger CPA. Consider approving these amounts plus additional as indicated in case of late/penalty fee: **Approved unanimously, Motion-AP, Second JM**
 - 2025 IRS due 8/18/25: \$3,776.77
 - 2024 Calif due 4/15/25: \$1,589 (\$1,636 including est fee?) \$2,682
 - 2025 Calif due 6/15/25: \$3,660 (\$3,770 including est fee?)Note: IRS due includes IRS 2024 credit for over payment of \$2,638
 3. The Board will consider \$25,000 for the ongoing dry rot and paint repair project. Additional to \$75,000 previously authorized. Approx. spent to date: \$68k. Status: about 75% done. Discovery of hidden damage (especially on porches) continues, making it hard to estimate. "Find it/fix it." Reserve 04690 structural repair. **Approved unanimously, Motion DS, Second CP**
 4. The Board will consider a request from the 277 homeowner to plant a tree at the front corner of the driveway/porch area, suggested crape myrtle. (A planting that will grow over 6' requires Board approval). Est. plant cost NTE \$150, + labor within maintenance. Note that infill planting (suggested lavender/rosemary) along driveway is expected. 6200 landscaping. **Approved 3-0-1, Motion AP, Second CP, recusal from Denise**

5. The Board will consider \$100 to repair the chipped concrete in the pool deck as cited in the County pool inspection. Leo Torres verbal quote. 6330 pool repairs.
Approved unanimously, Motion AP, Second CP
6. The Board will consider two options for repair/replacement of Rola-Chem automatic pool chemical system, which is not fully functional due to worn pump parts. 1) repair worn pump parts and inspect inside of control units for corrosion damage: \$TBD 2) If inspection shows it is warranted, replace Rola-Chem system: \$4,363. **Research ongoing**
7. Pending approval of updated contents, the Board will consider NTE \$100 to produce copies of the 2025 Directory. 5105 office expense. **Approved unanimously**

- **Other Actions**

1. The Board will consider approval of the 2024 Levy, Erlanger CPA review/annual report for distribution. **Approved unanimously**
2. The board will consider prioritizing several near-and-longer-term pool repair/replacement needs and options (in addition to Rola-Chem item above)
Item continued
3. The Board will again consider priorities and a timeline for next steps to address requests for vehicle speed calming on Fieldstone Drive. Previous suggestions include messages to the community (two have been sent), signage and/or speed bumps, and communication with delivery/service companies to communicate and reinforce the speed limit and safe habits.
4. The Board will consider setting a timeline and Board member roles to prepare the 2026 pro forma budget
5. Pending receipt of an Architectural Application, the Board will consider approval for the 269 homeowner to buy a new back door to replace the original with a new one of a different design. The homeowner would buy a pre-hung door that could be installed at no extra cost to the Association while repairs are being done, versus the cost of repairing the existing door frame which is damaged. The new door would be installed by the Association's contractor in the process of the current repair project. The Association would stipulate and the homeowner agree that the Association shall not be responsible for any future maintenance concerning or caused by the new door per se. **Approved unanimously**

STATUS REPORTS/DISCUSSION ITEMS

- **President's Report**

1. Approved \$400 plus labor TBD for urgent replacement of pool heater exhaust
2. Received notices of insurance non-renewal from Farmers on 8/6/25. Fire and umbrella policy solutions in process with Socher. Needed by 11/2/25.

3. Brief roofing update: project completed 8/1/25. \$760,042 capital expense (reserve). Roof info summary distributed to homeowners
 4. Brief dry rot repair update: porch phase estimated 75% complete, then dormers, then painting. See expense consideration above.
 5. Concrete work continuation. 142/146 driveway had a very recent large displacement, possibly due to weight of roofing vehicles during wet season. Torres scheduled to start 8/11/25.
 6. Brief update re PG&E notice to clear space by green box at 311 – three large shrubs transplanted to island, PG&E notified of status
 7. Brief status of followup on approved \$2,600 paid to 209 buyers (now homeowners) while in escrow to cover outstanding pest report repairs (work now being done by Association, so need to reconcile with homeowner). UPDATE: confirmed that no payment was made to the homeowner in escrow, so issue may now be closed.
 8. 2026 Reserve Study process is underway
- **Vice President's Report**
 1. Status of 2025 Directory update
 - **Treasurer's Report**
 1. Most Recent Check Detail Report Attached (June 2025)
 2. Jan-Jun 2025 P&L and June 2025 Balance Sheet (attached)
 3. Reserve Fund as of 7/25/25: \$296,637.42
 - Insured bank deposit 0.95% \$206,627.52
 - CD – Maturity 11/25/25 \$90,000 4.35%
 4. Status of first installment of Special Assessment
 - 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 September 12, 2025

Adjournment