

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Minutes
June 26, 2025, 4:00 pm
PHYSICAL MEETING LOCATION: Fieldstone Pool

Meeting Called to Order

**Board Attendance – Jeff Muscatine, Abigail Padou, Carolyn Peterson, Denise Summersett
listened by phone from 4:28PM**

BOARD ACTIONS

- **Expenditures requiring board approval**
 1. The Board unanimously approved ordering the 2026 Reserve study at a budgeted expense of \$800. **Motion JM, Second AP**
 2. The Board unanimously approved contributing to 3 social events not to exceed \$100 each in 2025. **Motion AP, Second JM**
 3. The Board will consider \$50 for pool cleaning. See attached invoice. **Motion AP, Second JM**
 4. The Board unanimously approved \$12.30 reimbursement to Denise Summersett for pool. **Motion AP, Second CP**
 5. The Board will consider \$243 for 501 Corp - Declaration of Directors and Officers. **NO**
- **Other Actions**
 1. The board unanimously approved transferring \$15,795.33 from reserve funds to operating funds to reimburse the operating account for reserve expenses that had been paid out of the operating account in December 2024 and January 2025. **Motion CP, Second AP**
 2. The Board unanimously approved an architectural application to remove the roof dormers at 308 when the new roof is installed. See attached. **Motion JM, Second CP**

STATUS REPORTS/DISCUSSION ITEMS

- **President's Report**
 1. Brief roofing update: on schedule for completion with last start planned 7/28/25.
 2. Brief dry rot repair update: porch phase underway, then dormers, then painting
 3. Brief update re PG&E notice to clear space by green box at 311 -- will try to transplant large shrubs.
 4. 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).
 5. Status of discussion/inquiries re employing a party to handle some of the Board workload.

- **Treasurer's Report**

1. Most Recent Check Detail Report (April 2025)
2. Reserve Fund as of 5/30/25: \$488,920
 - Insured bank deposit 1% \$117,919
 - Federated Tr US Trsy Oblg Is \$371,001 Rate of Return 1.45%

- 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 Thursday, August 7 at 4pm

Adjournment at 5pm

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: 308 Fieldstone DR

Owners Names(s): Faye B. MORRISON () -
____ () -
____ () -
____ () -

Mailing Address (if different from Lot Address): _____

2. DESCRIPTION OF PROPOSED ARCHITECTURAL MODIFICATION

Summary: Removal of blind roof dormer(s) from the house at the time that the Association performs roof replacement. The number of dormers is (one or two):

TWO

Start Date: per Association roofing schedule _____

Completion Date: per Association roofing schedule _____

Color(s): n/a _____

Location: roof at 308 Fieldstone Drive. _____

Dimensions: n/a _____

Material(s): n/a _____

Supplier: n/a _____

FIELDSTONE OWNERS ASSOCIATION

Contractor(s): **Tom Bolin Roofing to be contracted by the Association**

License Number: **on file**

Describe any impact to Association (if none, please explain): **The cost of removal at the time of reroofing will be less than the cost of repairs currently needed. Future dormer maintenance will be eliminated.**

Describe any impact to Neighbors (if none, please explain): **Minimal esthetic impact. Per the Board, neighbors' comments will be solicited when the application is considered during a Board meeting.**

Did you provide neighboring Owners with a Neighbor Opinion Form? ☐ Yes ☒ No

If No, please explain: **see above**

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: **308 Fieldstone Dr.**

Date **6/15/25**

Owner (Signature)

Owner (Print name)

Faye B. Morrison
Faye B. Morrison

FIELDSTONE OWNERS ASSOCIATION

Date _____

Owner (Signature) _____

Owner (Print name) _____

Received by Officer/Agent for Fieldstone Owners Association:

Date _____

Officer/Agent (Signature) _____

Officer/Agent (Print name) _____

FIELDSTONE OWNERS ASSOCIATION

NEIGHBOR OPINION FORM

This form has been provided to you as a courtesy by the Owner(s) listed below who are seeking to apply for Architectural Modification Approval by the Fieldstone Owners Association's (the "Association") Planning Committee for the proposed project described below. If you wish to have the Committee review your opinions and comments regarding the proposed project, please submit this completed form within thirty (30) days to the Committee. This form is optional, but your feedback will be considered by the Committee as part of its review of the Owner's application. Please note that pursuant to the Fieldstone Planned Development Declaration of Restrictions (the "Declaration" or "CC&Rs") you may not challenge the Committee's decision even if you submit this form.

The Committee looks forward to reviewing your opinions about the proposed project submitted in this form, and sincerely thanks you in advance for your time and consideration of this proposed project.

Section 1: Completed by the Owner submitting the Architectural Modification Application.

Owner's Name

Unit Address

Description of Proposed Modifications:

Does not apply

Section 2: Completed by the neighboring owner of the proposed project location.

Neighbor's Name

Fieldstone Address

Phone

(home)

(work)

FIELDSTONE OWNERS ASSOCIATION

As a neighbor who may be impacted by this project, I have reviewed the modification request.

_____ I APPROVE this project.

_____ I DO NOT APPROVE this Project for the following reasons:

I understand that the Committee considers comments from neighbors, along with other materials submitted by the Owner in their application, and that the Committee has the authority to approve or deny the request as its sole discretion

Date _____ Adjacent Owner (Signature) _____

Adjacent Owner (Print Name) _____

FIELDSTONE OWNERS ASSOCIATION

AGREEMENT AFFECTING REAL PROPERTY

Lot address: 308 Fieldstone Dr, Murphys, California, 95247,
[ZIP CODE]

also described as Lot No. _____, on _____

[INSERT LEGAL DEOCRIPT OF MAP]

NOTICE is hereby given that the Fieldstone Owners Association (the "Association") and

the Owner of record of the above property (the "Owner"), have entered into an agreement binding all owners, and their successors and assigns.

Owners have requested the Association approve the following:

Removal of dormers at HOA expense

As a condition of Association approval, Owner has already or shall comply with the following requirements as identified with an "(X)":

(X) Work performed by Tom Bolin Roofing, per Association contract, a licensed and insured contractor.

(X) A building permit procured and all work performed in accordance with that permit and all applicable building codes. (Where applicable). Contractor to pull permit.

Assessor's Parcel No.: on file _____

FIELDSTONE OWNERS ASSOCIATION

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) N/A
- () 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.