

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
***DRAFT* Meeting Minutes**

Friday, April 24, 2026, 12:30 p.m.

PHYSICAL MEETING LOCATION: Murphys Library upstairs

ZOOM DETAILS:

[https://us02web.zoom.us/j/86038875722?](https://us02web.zoom.us/j/86038875722?pwd=w4yt4aDDsah3kyoNFTHrcSEmxaxzly.1)

[pwd=w4yt4aDDsah3kyoNFTHrcSEmxaxzly.1](https://us02web.zoom.us/j/86038875722?pwd=w4yt4aDDsah3kyoNFTHrcSEmxaxzly.1)

Meeting ID: 860 3887 5722 Passcode: 427541

Dial-in by phone 669-900-6833 Meeting ID: 860 3887 5722 Passcode: 427541

One tap mobile +16699006833,,86038875722#,,,,*427541# US (San Jose)

Please note that the Zoom connection can be spotty. If you want to be sure to hear everything, it is best to attend in person

Meeting Called to Order 12:30PM

Board Attendance: Abigail Padou, Jeff Muscatine, Carolyn Peterson, Denise Summersett (12:45)

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

Approval of Board Meeting Minutes: March 26. 2026. M: CP 2nd: AP

Expenditures requiring board approval .

1. The Board will consider reimbursing Jeff Muscatine \$321.38 for pool alarm required by County. Reserve 12000 Pool Equipment **M: AP 2nd: CP : all**
2. The Board will consider reimbursement to Denise Summersett for \$287.07 for StarLink Mini Internet equipment to monitor chemical processes and service. Receipt attached. Reserve 12000 Pool Equipment. **M: JM 2nd: CP. all**

3. The Board will consider an expense NTE \$2000 to renovate:
 - a. The louvered vented main door and three larger louvered vents in the equipment room walls are all in bad shape but salvageable. The vents are set into the masonry structure and would be labor-intensive to R&R. To renovate them, costwise requires heavy sanding, a rust neutralizer chemical, primer, and oil-based; enamel paint.
 - b. The cost of **new** louvers starts around \$500 each for basic heavy duty galvanized steel, \$900 each for the fancy ones, plus painting.
 - c. The two solid metal bathroom doors are a bit pitted and faded but not difficult to prep and paint. It's always be good to stop any corrosion, but at this point it is mostly a cosmetic issue. An option is to do only the outside surfaces, which would save a few hours. Reserve 04912 paint pool building doors and Reserve 32100 undesignated.
 - d. The four small louvered vents in the bathrooms are already covered costwise. Reserve 04912 paint pool building doors and Reserve 32100 undesignated. **M: DS 2nd: CP JM Recused: AP**
2. The Board will consider an expense NTE \$10,000 for completion of the structural repair project. Previous total is approximately \$125,000. Reserve 04690 structural repairs. **M: CP 2nd: JM. : All MUST BE COMPLETED BY 5/30/26**
3. The Board will consider the expense of acquiring a robotic pool cleaner as part of the new equipment. Estimate <\$1,500 Reserve 12000 Pool Equipment. **M: DS 2nd: JM. CP**
4. See **Other Actions #1** Below

Other Actions

1. The Board will consider approval of items in a report from the Social Committee including proposed Chair, members, and 2026 event plans. The 2026 Social budget is \$300, to be allocated as approved by the Board **Denise Summersett Chair. Board approves music for the July Karaoke Social Event. Total of all events not eo exceed \$300 approved for 2026 M: JM 2nd: DS. CP**
2. The Board will consider a rule that prohibits in the common areas the operation of any powered vehicle not legal on public roads, and/or operation of a powered vehicle by an unlicensed operator who is required to have a license to operate the vehicle on a public road. **See attached Note M: JM 2nd: AP CP Opposed: DS**

3. The Board will consider a request to mail to all homeowners a monthly statement of account/invoice. Postage and envelopes estimated cost \$531 yearly, plus additional bookkeeping expense at \$85/hour. **No Action Taken**
4. The Board will consider any new information obtained on the impact to Association and homeowners' insurance costs if there is an amendment of the governing documents to change insurance requirements to shift from the required "walls-in" insurance structure to a legal-minimum "walls-out" ("bare-walls") mode. This potentially reduces the total cost to homeowners by finding more carriers available to provide reduced HOA coverage for much less cost while increasing the homeowners' responsibility. Each homeowner would need to consider their own requirements, insurability, and bundle of personal policies. **No Action Today**

STATUS REPORTS/DISCUSSION ITEMS

President's Report

1. Pool renovation update. County issued permit after 9 weeks and \$2.3k in fees and administrative costs. Pre-plastering Health and Building inspections 4/15/26: excellent, plastering may go ahead only pending acquisition of a portable alarm unit (done). Completion expected before Memorial Day weekend, pending County. See items in Vice President's report below
2. Rot and repair update: punch list in process
3. Wood fence repairs are almost done
4. 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

1. Spoke to Monica @ The Diggins She thinks he will be interested he is not currently licensed. But plans to be.
2. Status of WiFi for pool equipment: Purchased to be installed by John Holt after plastering is finished and pool has water in it.
3. Requesting Jeff to set-up ACH payments to StarLink for monthly fee of \$50 100GB data month. Let me know what info you may need. **Completed**

Treasurer's report

1. Financials – February Check Details attached;
2. Reserve account update – Edward Jones March attached

Secretary's Report

1. Agreement reached to job share between Abigail Padou/Denise Summersett

Next Meeting Date: June 17, 2026. 1:00PM at Pool

Adjournment: 2:30 PM. M: JM. 2nd: DS. CP