

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
DRAFT Minutes
Wednesday, August 26, 2026, 1:00 p.m.
PHYSICAL MEETING LOCATION: pool

ZOOM DETAILS:

[https://us02web.zoom.us/j/86038875722?](https://us02web.zoom.us/j/86038875722?pwd=w4yt4aDDsah3kyoNFTHrcSEmxazly.1)

[pwd=w4yt4aDDsah3kyoNFTHrcSEmxazly.1](https://us02web.zoom.us/j/86038875722?pwd=w4yt4aDDsah3kyoNFTHrcSEmxazly.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 1:00PM

Board Attendance Jeff Muscatine, Denise Summersett, Abigail Padou, Carolyn Peterson (1:27)

Attendance: Wendy Boynton, Evelyn Betts, Marilyn Porras, Cathy Stroup, Peggy Sparrow, Joe Fontana, Mary Ellen Mainville, ZOOM: Kevin McWeeney (1:00-1:33)

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. April 24, 2026, June 17, 2026, August 7, 2026 With Corrections~~

• **Expenditures requiring board approval**

1. The Board will consider reimbursement of \$45.27 to Cathy Stroup of for ice ream and art supplies for the 8/22/26 ice cream social. **Motion: DS Second: AP Aye: JM**
2. The Board will consider reimbursement for Denise Summersett in the sum of \$438.76 for the following items
 - a. Social Committee May 2026 Event for food \$52.33
 - b. Irrigation Replacement Valves (2) \$53.10
 - c. Starlink Cable to link the Pentair Chemical Dispenser to Starlink Internet \$20.00
 - d. Landscape plants for homes 233, 205, 323, 174 and pool gate area \$313.33**Motion: AP Second: JM Aye: AP Recuse: DS**

• **Other Actions**

1. The Board will consider the draft 2027 operating budget for opening discussion. Insurance cost and reserve contributions are the major issues. From 6/17/26 agenda: "Insurance is currently 67% of the operating budget before adding a reserve contribution, 53% at the likely unmet budgeted contribution. We are exploring options, but so far we are trapped in this unstable crisis. Otherwise, our operating budget over the past three cycles has been approximately flat except for inflationary increases that we cannot control." Budget must be final within 30 to 90 days of the beginning of the fiscal year (1/1/27). See attached.
Reviewed but not approved. Must be finalized by November 20, 2026 Continued

2. Having completed the 28-day homeowner review period, the Board will consider final approval of changing the delinquency date for monthly dues and special assessment payments from the 15th to the 10th day following a (first of the month) due date. Per the Delinquent Assessment Collection Policy (see website).

Current policy: 1. Regular assessments are due in monthly installments, in advance, on the first (1st) day of each month and delinquent if not received, in full, by the Association within fifteen (15) days after the due date thereof. Special assessments are due on the date(s) specified upon imposition and each installment thereof shall be delinquent if not received, in full, by the Association within fifteen (15) days after the due date thereof. A late charge of ten dollars (\$10.00) or ten (10%), whichever is greater, of the delinquent assessment shall be due on any such delinquent assessment.

Proposed change: 1. Regular assessments are due in monthly installments, in advance, on the first (1st) day of each month and delinquent if not received, in full, by the Association within ~~fifteen (15)~~ ten (10) days after the due date thereof. Special assessments are due on the date(s) specified upon imposition and each installment thereof shall be delinquent if not received, in full, by the Association within ~~fifteen (15)~~ ten (10) days after the due date thereof. A late charge of ten dollars (\$10.00) or ten (10%), whichever is greater, of the delinquent assessment shall be due on any such delinquent assessment.

Motion: DS Second: JM Aye: AP, CP Policy updated and posted to Fieldstone Website

3. Having completed the 28-day homeowner review period, the Board will consider deleting the lanyard hanging requirement from the Pool Rules (as adopted 6/3/2023, see https://www.fieldstoneoa.com/_files/ugd/6c461b_fd4e8e3af7ba4b66b12532a8e7686286.pdf). The lanyard board was removed a year ago when the Board discussed no longer enforcing this part of the rules as being unnecessary. After a year of experience, this consideration makes that formal. To be deleted from the Pool Rules: "Lanyard Hooks: Users of the Pool and BBQ area are expected to hang their lanyard on the hook corresponding to their unit. This applies to owners, residents, tenants and guests." Motion: DS Second: JM Aye: AP, CP. Policy updated and posted to Fieldstone Website.

STATUS REPORTS/DISCUSSION ITEMS

President's Report

1. Unsatisfactory vendor performance (and they already fired us ☺) by Levy, Erlanger CPA for annual review and tax prep. Issues include consistent lack of timely responses, unclear ownership, ongoing delays, lost materials (in several cases twice), our work outsourced to India without informing us, failure to respond to our questions, plenty of bullying attitude. Steps needed to identify and engage a new vendor for next year. See attached. A list of possible replacement CPA's was provided to Board for review. Continued
2. Wood fence repairs status: all done except one board at the pool. So far expense is about \$2.5k vs \$3k budget.
3. 2027 Reserve Study draft has not been modified. See details in email from FSOA on 6/1/26: "Draft 2027 reserve study review."
4. Budget notes (Jeff and Carolyn):
As noted 6/17/26: for the second half of 2026: due to an anticipated 30% CalFAIR insurance increase that will hit us in November and December and into 2027, we expect that we will be in a cash flow crunch and are forced to curtail reserve contributions for this year to below what is stated in the operating budget (\$52,811). At this point reserve contribution YTD (June) is consistent with the operating budget, but it is now paused pending clearer cash needs. Any available funds at year end may be distributed to reserve.
5. Open letter to Board and Homeowners: Jeff will step away at least temporarily beginning at the end of September. Perspective on priorities and governance. See attached

Vice President's Report (Denise)

1. The Pool Training Academy CPO course is currently \$390 for online training. During my research, I discovered that CPO certification is no longer required for commercial pools in California. However, after reviewing two primary training programs, I believe the course would still be beneficial, particularly for understanding chemical balances, correction methods, and how to recognize potential problems within the water and filtration system. These are two of our main areas requiring daily attention. Given our current budget constraints, I would like to confirm whether the Board would like me to move forward with the training or wait until a later time. The board agreed to wait

2. WiFi connectivity for the pool equipment is operational, although it is not fully utilized at this time. The ability to view the Pentair system is functional, but I need assistance from John Holt when he is available to discuss the additional settings and programming options. This will allow us to better understand and take full advantage of the system's capabilities.

Treasurer's report No Report

1. Financials July 2026
2. Reserve account/Edward Jones July statement
3. Us Bank July statement

Secretary's Report

1. Status of Directory update (Abigail).Waiting on final home sales for new owner info
2. Election timeline (Abigail) First mailing needs to go out by the end of November 2026
- 3.

Next Meeting. October 7,2026 1:00PM at the Pool

Adjournment 2:34 PM Motion: DS Second: CP Aye: AP, JM, DS,CP

Attachments

Minutes for approval includes March, April, June, August 7

Financials, US Bank, and Edward Jones statements

Open letter from Jeff Muscatine

Social Committee Report

Reimbursement Requests (Summersett, Stroup)

Agenda

Tax Report

Social Calendar

Proforma Worksheet