

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

ZOOM DETAILS:

<https://us02web.zoom.us/j/89961626796?pwd=QVVOWVd5cGlrTTk4ZFh4dWxjUU9lUT09>

Meeting ID: 899 6162 6796 Passcode: 386858

One tap mobile +16699006833,,89961626796#,,,,*386858#

Dial by phone +1 669 900 6833

Meeting ID: 899 6162 6796 Passcode: 386858

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

AGENDA

Meeting Called to Order

Board Attendance

Approval of Minutes

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

- **Expenditures requiring board approval**
 1. The Board will consider ordering the 2026 Reserve study at a budgeted expense of \$800.
 2. The Board will consider 3 social events not to exceed \$100 each in 2025.
 3. The Board will consider \$50 for pool cleaning. See attached invoice.
 4. The Board will consider \$12.50 reimbursement to Denise Summersett for pool. See attached.
 5. The Board will consider \$243 for 501 Corp - Declaration of Directors and Officers.
- **Other Actions**
 1. The board will consider 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. See attached.
 2. The Board will consider an architectural application to remove the roof dormers at 308 when the new roof is installed.
 3. The Board will consider 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, IEDs, and/or other potential means to communicate and reinforce the speed limit. New topic is communication with delivery/service companies.

4. The board will consider prioritizing several near-and-longer-term pool repair/replacement needs and options:
 - Fix chipped areas (injury hazards per County: mandatory to fix) - interim patching now with simple concrete, or durable repair (see polycrete overlay below). The surface damage appears to be due to chemical erosion over time, normal wear and tear. The recent sealant application is good overall, but the concrete is deteriorating in places
 - Repair filter unit seal when it starts leaking again (it seems to have stopped)
 - Replace two leaking skimmer baskets and redo surrounding concrete in pool deck
 - Do polycrete overlay of concrete around the pool (not under the pergola and gazebo). This would resolve the chipped areas and the final step of skimmer replacement
 - Replaster the pool interior due to deterioration caused by past chemical issues (noted but not yet required by County). Requires replacement of the submerged drains (recently replaced as required every five years)
 - Install a lockable storage unit outside the building to accommodate the acid and chlorine carboys, to remove these sources of fumes and corrosion inside. No new hard plumbing required – tubing can run from carboys through the wall vent by the Rola-Chem units
 - Replace Rola-Chem units when needed
 - Replace heater exhaust vent pipe when needed
 - Convert pool to solar water heating
 - Convert pool to salt water chemical system

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 Attached (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

Adjournment

Pool Area Maintenance Checklist

- ☒ Clean Men's Room (Toilet, sink, sweep)
- ☒ Clean Women's Room (Toilet, sink, sweep)
- ☒ Empty Trash in Men's & Women's Room
- ☒ Restock Toilet Paper & Hand Towels
- ☒ Wipe Down Tables
- ☒ Clean Fridge
- ☒ Wipe Down Grill Area
- ☒ Brush BBQ Grill Grate
- ☒ Pick Up Trash Around Pool and BBQ Area

Date	MAY 22	-	MAY 26	-	MAY 30	-	JUNE 3	Total
Time IN-OUT	3:45-5:30 PM		X		EW 3:55-4:50 PM			\$50.00

List Supplies Needed

Emilee

FIELDSTONE OWNERS ASSOCIATION
Reimbursement Request Form

Requestor Name:

D. Summersett

Item or Service:

Fix small leak - Pool

Date of Purchase:

7 May 2025

Vendor:

Sierra Pools

Amount Requested:

\$12.30

Please send check to
Mike Austin@ Sierra
Pools

Used to repair chem hoses &
into the pool through PVC Pipes -
to valve

*All reimbursement Requests must include Proof of Payment
check, credit card statement, etc.

FS BOD:

Date of Approval:

Amount:

Check Number:

HOA

THANK YOU FOR SHOPPING AT
SENDER'S MARKET ACE HARDWARE L
(209) 772-1337

05/07/25 8:23AM 224 577 SALE
56 2 EA \$2.69 EA
FASTENERS \$5.38
48150 2 EA \$2.99 EA
CLAMP 2-13/16 TO 3-3/4SS \$5.98
SUB-TOTAL:\$ 11.36 TAX: \$.94
TOTAL: \$ 12.30
DB AMT: \$ 12.30
DEBIT/ATM: \$ 12.30
DEBIT/ATM: XXXXXXXXXXXX0900
MID:*****4884 TID:***4873
AUTH: 000749 AMT: \$ 12.30
Debit network id:40
Host reference #:960239 Bat#
Trace# 462134

Authorizing Network: MAESTRO

Chip Read
CARD TYPE:DEBIT EXPR: XXXX
AID : A0000000042203
TVR : 8000048000
IAD : 01106010012200000000000000000000
TSI : 6800
ARC : 00
MODE : Issuer
CVM : Verified by PIN
Name : Debit
ATC : 0383
AC : 8B268CBFEAE6792



==>> JRNL# J60239
CUST NO: *2

THANK YOU SIERRA POOL MASTERS
FOR YOUR PATRONAGE

Customer Copy

Sierra Pools

TRIXON Big Chem

Fieldstone Owners Association

1/31/2025 9:59 AM

Register: 5304 · 8562 US Bank

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/02/2024			12000 · Payments to be...	Deposit		X	375.00	30,662.31
12/02/2024	Trnsfr	Fieldstone Owners A...	5310.0 · Edward Jones			X	74,550.00	105,212.31
12/04/2024			12000 · Payments to be...	Deposit		X	375.00	105,587.31
12/06/2024			-split-	Deposit		X	8,287.50	113,874.81
12/06/2024	3113	Farmers Insurance	6001 · Insurance Expe...	F010181458-0...	5,187.25	X		108,687.56
12/06/2024	3114	Sierra Pool Masters	6320 · Swimming Pool...	Inv 5870	650.00	X		108,037.56
12/06/2024	3115	Murphys Sanitary Di...	6451 · Sewer	Acct FIE0001	60.00	X		107,977.56
12/06/2024	3116	Cathy Stroup	6082 · Social Events	Reimbursement	99.00	X		107,878.56
12/06/2024	3117	Denise Summersett	7050 · Maintenance & ...	Reimbursement	37.04	X		107,841.52
12/06/2024	3118	Bolin Roofing, Inc	-split-	Inv #6291 - Re...	36,550.00	X		71,291.52
12/12/2024			-split-	Deposit		X	6,375.00	77,666.52
12/12/2024	TRNSFR	Fieldstone Owners A...	5310.0 · Edward Jones		34,600.00	X		43,066.52
12/12/2024	3119	Aces Painting & Fine...	6330 · Pool Repairs	Deposit	1,000.00	X		42,066.52
12/16/2024		IRS Tax Payment	6030 · Fed/State Taxes	2024 Estimated	1,575.00	X		40,491.52
12/16/2024			6011 · Bank Fees	Return Item	16.00	X		40,475.52
12/19/2024			-split-	Deposit		X	2,250.00	42,725.52
12/19/2024	3120	PG&E	6410 · Electricity	Acct # 658330...	236.24	X		42,489.28
12/19/2024	3121	Aces Painting & Fine...	6330 · Pool Repairs	Balance Pool A...	<u>5,600.00</u>	X		36,889.28
12/20/2024	3122	Bolin Roofing, Inc	7050 · Maintenance & ...	Inv #6363	<u>950.00</u>	X		35,939.28
12/27/2024	3123	Farmers Insurance	6001 · Insurance Expe...	F010181458-0...	5,187.25			30,752.03
12/31/2024			4070 · Income-Operati...	Interest		X	0.23	30,752.26
12/31/2024	APS	Union Public Utility ...	6450 · Water		144.48			30,607.78

Reimburse from Reserve

Dec

1,000.00 +
5,600.00 +
950.00 +
7,550.00 *

8435.33
7350.
15,785.33
Total

Fieldstone Owners Association

1/31/2025 9:52 AM

Register: 5304 · 8562 US Bank

From 01/01/2025 through 01/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
01/01/2025	3127	Murphys Sanitary Di...	6451 · Sewer	Acct FIE0001	60.00		30,547.78
01/01/2025	3128	Bolin Roofing, Inc	-split-	Deposit	<u>3,000.00</u>		27,547.78
01/02/2025			-split-	Deposit		4,955.00	32,502.78
01/02/2025			12000 · Payments to be...	Deposit		375.00	32,877.78
01/02/2025			12000 · Payments to be...	Deposit		375.00	33,252.78
01/02/2025	3124	Sierra Pool Masters	6320 · Swimming Pool...	Inv 6032	650.00		32,602.78
01/02/2025	3125	Calaveras Lumber	7040 · Sidewalks & Dr...	Cust 351112 I...	138.24		32,464.54
01/02/2025	3126	TorresWorks Concrete	7040 · Sidewalks & Dr...	Inv 12/30/24	<u>2,149.02</u>		30,315.52
01/09/2025			-split-	Deposit		22,095.00	52,410.52
01/09/2025	3129	Calaveras Lumber	7040 · Sidewalks & Dr...	Cust 351112 I...	<u>462.61</u>		51,947.91
01/14/2025	3130	TorresWorks Concrete	7040 · Sidewalks & Dr...	Inv 1/10/25	<u>1,368.53</u>		50,579.38
01/17/2025			-split-	Deposit		3,535.00	54,114.38
01/17/2025	3131	Edward Jones	-split-	Reserve Contr...	15,357.00		38,757.38
01/17/2025	3132	PG&E	6410 · Electricity	Acct # 658330...	210.01		38,547.37
01/17/2025	3133	TorresWorks Concrete	7040 · Sidewalks & Dr...	Inv 1/13/25	2,940.51		35,606.86
01/17/2025	3134	Calaveras Lumber	-split-	Cust 351112	<u>1,455.67</u>		34,151.19
01/17/2025	3140	Leon Landscaping	-split-	Inv 066423	3,400.00		30,751.19
01/23/2025			-split-	Deposit		770.00	31,521.19
01/23/2025	3135	Farmers Insurance	6001 · Insurance Expe...	F010181458-0...	5,187.25		26,333.94
01/23/2025	3139	Jeff Muscatine	-split-	Reimbursement	55.74		26,278.20
01/23/2025	3141	Aces Painting & Fine...	7050 · Maintenance & ...	Inv 1/21/25	3,225.00		23,053.20
01/31/2025			-split-	Deposit		3,527.50	26,580.70
01/31/2025	APS	Union Public Utility ...	6450 · Water		136.10		26,444.60

Reimburse from
Reserve

Voided 3137, 3138
3136

Jan

3,000.00 + ✓
2,149.02 + ✓
462.61 + ✓
1,368.53 + ✓
1,455.67 + ✓
8,435.83 *

ARCHITECTURAL MODIFICATION PACKET
FOR
FIELDSTONE OWNERS ASSOCIATION
“DORMER REMOVAL”

This application applies specifically to removal of blind roof dormers at the request and expense of the Association

Note: some standard Fieldstone architectural application terms have been struck through as not applicable

Note: some administrative details of this document may be outdated

Please complete the blank areas on pages 8, 9, and 10. Pages 13-15 (AGREEMENT AFFECTING REAL PROPERTY) might not be necessary, but please sign in case we find they are needed.

Some information has been pre-filled in bold font. The Neighbor Opinion form is not mandatory.

Please submit the completed forms digitally to fieldstonecoa@gmail.com or by hard copy either via USPS to 344 Fieldstone Dr., Murphys, CA 95247, or by handing to a Board member

FIELDSTONE OWNERS ASSOCIATION

Summary Preface to Application for Blind Dormer Removal

This application is made at the request of the Association and is intended to enable the Association to remove the blind dormer(s) as listed, with the agreement of the Owner, to benefit the Association by eliminating repair costs and future dormer maintenance.

The removal is at the expense of the Association.

The work to be performed by the Association's licensed and insured contractor will consist of removal of the dormer(s) at the time of demolition to prepare for a new roof, installation of new sheeting to close the area where the dormer was, followed by the planned installation of the new roof.

Following the completion of the new roof, the Association will be responsible for maintenance as before, per CC&R section 9 (Maintenance of Property). There are no added or changed maintenance conditions or liability for either the Association or the Owner.

INTRODUCTION

This packet provides the information, application, and forms you need to request approval from the Planning Committee (the "Committee") to modify your lot or residence in accordance with the Governing Documents, including the *Fieldstone Planned Development Declaration of Restrictions* (the "Declaration") of the Fieldstone Owners Association (the "Association"). If the Board has not appointed a Planning Committee, then the Board takes on all duties of Planning Committee described in these instructions.

Please read the enclosed information carefully. If you have questions, contact the Association's Board of Directors. The terms defined in the Declaration shall have the same meaning when used in this document, unless the context clearly indicates a contrary intention by the Association.

Any person proposing to construct, reconstruct, recolor, refinish, alter or maintain the exterior of any improvement, including solar energy installations, patio covers, awnings, satellite dishes, placement of accessory buildings, altering topography or natural or existing surface drainage or installing, planting, altering landscaping in Front Yard areas must first get approval in writing from the Committee. (see CC&Rs, section 10.0)

FIELDSTONE OWNERS ASSOCIATION

The following documents have been provided to you in this packet. Instructions for each document are provided in the pages that follow.

1. **Instructions**
2. **Rules and Procedures**
3. **Architectural Modification Application (the "Application")**
4. **Neighbor Opinion Form**

Only completed applications will be considered by the Committee.

INSTRUCTIONS

STEP 1: Prepare and submit your application to the Committee.

1. ~~Prepare a scale drawing of your proposed project. Include top and side views as necessary to clearly establish and describe the proposed location, dimensions and construction details of your proposed modification. Your drawing should include existing structures and boundaries where necessary to indicate relative location.~~

~~*NOTE: If you are ONLY replacing existing doors or windows without changing their location, size or shape: Be sure that your Application describes clearly which windows or doors you are replacing.*~~

2. Complete and sign the Architectural Modification Application.
3. We recommend that you meet with the owners of adjacent residences, and other neighbors that may be impacted by your project. Describe your project to them and ask them to complete the Neighbor Opinion Form. Although the Association encourages you to take this step, it is not required. Please note, however, that failure to include the Neighbor Opinion Form can be considered by the Committee in its review of your application.

Note: Meet with the Owners of the neighboring residences, and not with their tenant(s).

4. Provide the following completed items to the Committee:
 - (1) ~~Three copies of the scale drawings;~~
 - (2) Completed Architectural Modification Application;
 - (3) Neighbor Opinion Form (*optional*); and
 - (4) ~~Applicable descriptive material relevant to your project.~~

STEP 2: Fulfill additional requirements as requested by the Committee.

5. After reviewing your application, the Committee will notify you in writing of its decision. Your project may be approved, denied, or you may be requested to submit additional information.
6. In the event that you are required to submit additional information for the Committee's consideration you must do so within sixty (60) days of the mailing date of the

FIELDSTONE OWNERS ASSOCIATION

Committee's decision, unless otherwise specified. Failure to provide required additional information by the deadline will have the same effect as an application denial.

7. Approval of proposed projects by the Committee may be subject to conditions, including without limitation requiring the applicant to obtain permits from the City or other applicable agency, submission of modified proposed plans to conform to the Governing Documents, and providing proof of general liability insurance naming the Association and Management as additional insured. The Committee has the discretion to determine the type, scope, and deadlines for any conditions required for approval of the proposed project.
8. ~~If permit(s) are required,~~ Please note that in this case the Association will obtain the necessary permit through its contractor. ~~is solely the applicant's responsibility to take the necessary steps to obtain the proper permits from the City or other applicable authority.~~
9. Failure to provide proof in writing to the Committee of the condition(s) being fulfilled within the deadline(s) designated in the Committee's correspondence will have the same effect as an application denial.

STEP 3: Complete your project.

10. ~~If you received approval or conditional approval of your project, you must submit proof in writing of fulfilling all conditions, if any, required by the Committee. The Committee will notify the applicant of its final decision in writing within sixty (60) days of receipt of the fulfilled conditions. The Committee has discretion to determine whether satisfactory proof of condition fulfillment has been provided by the applicant, and may require additional documentation to be provided to the Committee. Pending roofing project progress, the Association will complete the dormer removal in the course of installing a new roof at the unit.~~
11. ~~Upon final approval of your project, the Committee or the Association's legal counsel will submit your Architectural Modification Agreement to the applicable county recorder's office within sixty (60) days. The applicant is responsible for immediately reimbursing all recording fees, typically amounting to fifty dollars (\$ 50.00). Payment directly to the county recorder's office may be required prior to submitting the Architectural Modification Agreement for recording.~~
12. ~~Unless otherwise specified or approved by the Committee, the applicant has a maximum of one (1) year in which to complete the construction of the proposed project.~~
13. The construction of the project must conform at all times to all conditions required by the Committee, and or imposed by the City or other governmental authority. This is the responsibility of the Association.

FIELDSTONE OWNERS ASSOCIATION

14. ~~Upon completion of construction, the applicant may be required to submit inspection paperwork or documentation to the Committee within sixty (60) days. If a site inspection is required, the applicant is responsible for scheduling the inspection at a reasonable day and time mutually agreed upon by the applicant and Committee, and at a date no longer than thirty (30) days after construction is complete unless otherwise agreed upon by the Committee. Upon receipt, the Association will forward to the Owner notice of the final approval by the County.~~

RULES AND PROCEDURES

1. Owners, at their own expense, must submit to the Committee the required application forms and documents as described in this Architectural Modification Packet. Only the Owner of record of the lot the proposed project will take place on is eligible to submit an application. In the event there are two or more Owners of the lot, the signature of all Owners is required in order for the application to be deemed complete.
2. Owners are encouraged to discuss their proposed projects with neighbors early in the planning stages to explore and resolve potential problems. Although permission from neighbors is not required for approval, one purpose of the Neighbor Opinion Form is to avoid problems and detrimental impact on neighbors. Such impact is considered by the Committee during the review process. As noted above, failure to submit the completed Neighbor Opinion Form may be considered by the Committee as a basis for its decision.
3. The Committee shall review the application and respond in writing to the applicant within sixty (60) days of receipt of the application. The response may indicate approval or disapproval of the project, or may be a request for additional information. Approval of the project may be subject to conditions, and the conditions specified are at the discretion of the Committee. In the event that the Committee requires additional time to thoroughly consider the proposed project, the Committee shall notify the applicant in writing within sixty (60) days of receipt of the application.
4. The Committee considers each application on a case-by-case basis. Previously approved applications do not constitute precedent and have no effect on the Committee's review and decision regarding the application.
5. If an application is denied, the written decision shall include both an explanation as to why the proposed change is denied and a description of the procedure for reconsideration of the decision by the Committee, if any.
6. If an application is denied, the applicant is entitled to reconsideration by the Committee. If the applicant elects to have the decision reconsidered by the Committee, the applicant

FIELDSTONE OWNERS ASSOCIATION

shall notify the Committee of their request in writing (the " Request for Reconsideration") within sixty (60) days of the mailing date of the Committee's decision.

7. The Request for Reconsideration must state new documentation; modified proposed plans, or other documentation supporting the applicant's position that the Committee should approve, conditionally approve, or request more information regarding the proposed project.
8. The Committee shall consider the Request for Reconsideration, and shall respond in writing within sixty (60) days. If the proposed change is denied, the written decision shall include an explanation as to why the Request for Reconsideration was denied.

Note: Reconsideration of a decision that is made by the Committee at a meeting that satisfies the requirements of California Civil Code Section 1363.05 is not necessary.

9. The decision(s) of the Committee shall be consistent with all applicable laws, including, but not limited to, the Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2 of the California Government Code).
10. Architectural modification projects may be inspected by a designated Association agent before, during and/or after construction to confirm that the changes comply with the approved plans and conditions. The applicant must provide the Association's agent with access to the construction site upon request at a day and time mutually agreed upon between the agent and applicant.
11. ~~The applicant may be required, at their expense, to remove or make corrective changes, if the actual project:~~
 - ~~(1) Is not being constructed or is not constructed as described in the Architectural Modification Application;~~
 - ~~(2) Fails to comply with applicable City or Association construction guidelines;~~
 - ~~(3) Fails to comply with applicable building codes or other applicable local, State, or Federal laws, including without limitation statute and ordinances.~~
12. ~~The Owner and all subsequent purchasers of their lot are solely responsible for the maintenance, repair and replacement of all aspects of Architectural Modifications made by the Owner, during and after construction.~~
13. ~~If a project causes damage or affects Association property in any way the Owner is responsible for the cost of repair or replacement, as deemed appropriate by the Association.~~

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 DESCRIPT 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.

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Fieldstone Owners Association

Check Detail

April 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		04/30/2025	Union Public Utility District	5304 · 8562 US Bank		(161.71)
				6450 · Water	(161.71)	161.71
TOTAL					(161.71)	161.71
Check	2013	04/04/2025	Bolin Roofing, Inc	5310.0 · Edward Jones		(37,450.00)
				6510.1 · Roof 050440/Gutter 050700	(37,450.00)	37,450.00
TOTAL					(37,450.00)	37,450.00
Check	2014	04/04/2025	Calaveras Lumber	5310.0 · Edward Jones		(2,519.36)
				6510.2 · Structural Repairs 04690	(2,150.60)	2,150.60
				6530.1 · Sidewalks & Driveways 020200	(368.76)	368.76
TOTAL					(2,519.36)	2,519.36
Check	2015	04/11/2025	Aces Painting & Fine Finishes	5310.0 · Edward Jones		(1,654.00)
				6510.2 · Structural Repairs 04690	(1,170.00)	1,170.00
				7050 · Maintenance & Repair	(484.00)	484.00
TOTAL					(1,654.00)	1,654.00
Check	2016	04/11/2025	TorresWorks Concrete	5310.0 · Edward Jones		(4,533.11)
				6530.1 · Sidewalks & Driveways 020200	(4,533.11)	4,533.11
TOTAL					(4,533.11)	4,533.11
Check	2017	04/17/2025	TorresWorks Concrete	5310.0 · Edward Jones		(1,505.00)
				6530.1 · Sidewalks & Driveways 020200	(1,505.00)	1,505.00
TOTAL					(1,505.00)	1,505.00
Check	2018	04/17/2025	Nathan Jacobson	5310.0 · Edward Jones		(175.00)
				6520 · Furniture & Fixtures	(175.00)	175.00
TOTAL					(175.00)	175.00
Check	2019	04/17/2025	Bolin Roofing, Inc	5310.0 · Edward Jones		(36,800.00)
				6510.1 · Roof 050440/Gutter 050700	(36,800.00)	36,800.00
TOTAL					(36,800.00)	36,800.00
Check	2020	04/25/2025	Bolin Roofing, Inc	5310.0 · Edward Jones		(40,100.00)
				6510.1 · Roof 050440/Gutter 050700	(38,100.00)	38,100.00
				6510.1 · Roof 050440/Gutter 050700	(1,000.00)	1,000.00
				6510.1 · Roof 050440/Gutter 050700	(1,000.00)	1,000.00
TOTAL					(40,100.00)	40,100.00
Check	2021	04/25/2025	Aces Painting & Fine Finishes	5310.0 · Edward Jones		(1,654.00)
				6510.2 · Structural Repairs 04690	(1,170.00)	1,170.00
				7050 · Maintenance & Repair	(484.00)	484.00
TOTAL					(1,654.00)	1,654.00
Check	2021	04/25/2025	Aces Painting & Fine Finishes	5310.0 · Edward Jones		(2,015.00)
				6510.2 · Structural Repairs 04690	(2,015.00)	2,015.00
TOTAL					(2,015.00)	2,015.00

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05/20/25

Fieldstone Owners Association

Check Detail

April 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2022	04/25/2025	TorresWorks Concrete	5310.0 · Edward Jones		(803.04)
				6530.1 · Sidewalks & Driveways 020200	(803.04)	803.04
TOTAL					(803.04)	803.04
Check	3158	04/04/2025	Sierra Pool Masters	5304 · 8562 US Bank		(1,300.00)
				6320 · Swimming Pool Service	(650.00)	650.00
				6320 · Swimming Pool Service	(650.00)	650.00
TOTAL					(1,300.00)	1,300.00
Check	3159	04/04/2025	Calaveras Co Environmental He...	5304 · 8562 US Bank		(401.00)
				6045 · License & Inspection Fees	(401.00)	401.00
TOTAL					(401.00)	401.00
Check	3160	04/11/2025	Murphys Sanitary District	5304 · 8562 US Bank		(60.00)
				6451 · Sewer	(60.00)	60.00
TOTAL					(60.00)	60.00
Check	3161	04/17/2025	Ebbetts Pass Accounting	5304 · 8562 US Bank		(391.25)
				6015 · Bookkeeping/Accounting	(391.25)	391.25
TOTAL					(391.25)	391.25
Check	3162	04/25/2025	PG&E	5304 · 8562 US Bank		(141.36)
				6410 · Electricity	(141.36)	141.36
TOTAL					(141.36)	141.36
Check	3163	04/25/2025	Farmers Insurance	5304 · 8562 US Bank		(5,187.25)
				6001 · Insurance Expense	(5,187.25)	5,187.25
TOTAL					(5,187.25)	5,187.25
Check	3164	04/25/2025	Jeff Muscatine	5304 · 8562 US Bank		(172.86)
				6220 · Landscape Contract	(119.64)	119.64
				6130 · General Maintenance & Repair	(53.22)	53.22
TOTAL					(172.86)	172.86