

FIELDSTONE OWNERS ASSOCIATION  
Board of Directors Meeting  
Meeting Minutes  
**September 12, 2025, 4:00 pm**  
**PHYSICAL MEETING LOCATION:** Fieldstone Pool

**AGENDA**

**Meeting Called to Order – 4:03PM**

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

**OPEN FORUM**

**BOARD ACTIONS**

- **Expenditures requiring board approval**
  1. The Board will consider a payment of \$123.21 to Gateway Press for printing the 2025 directories. **Approved unanimously, Motion-AP, Second-CP**
- **Other Actions**
  1. Pending receipt of an Architectural Application, the Board will consider approval for the 137 homeowner to resurface the front porch concrete.
  2. Pool update: more info obtained on pool systems replacement and replastering options. The Board will consider continuing the research/RFQ process and plan to have a proposal(s) for consideration within a few weeks: **continued to next meeting**
  3. The Board will consider the pool Fall closing date. **Approved unanimously as Oct. 6. Motion-DS, Second-CP**
  4. The Board will consider prioritizing RFQs for pavement marking and raised dots as traffic calming measures. **Ongoing**
  5. The Board will consider the draft 2026 pro forma budget and discuss further development towards a proposed budget for approval. **Continued until insurance quotes come in**

**STATUS REPORTS/DISCUSSION ITEMS**

- **President's Report**
  1. Greg Novacek (155) presents suggestions for formatting and communication of notices. **continued to next meeting**
  2. Undertaking check of all furnace vents in case displaced during roofing. Found a few issues with vents as installed and advised homeowners.

3. Fire and umbrella insurance policy solutions in process with Socher. Needed by 11/2/25.
4. 2026 Reserve Study process is underway.

- **Treasurer's Report**

1. July Financials from Ebbetts Pass Accounting
  2. Reserve Fund as of 8/29/25: \$145,220.64
    - Insured bank deposit 0.95% \$55,203.54
    - CD – Maturity 11/25/25 \$90,000 4.35%
- 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: 3<sup>rd</sup> 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** October 24 at 4pm. 2026 election to be discussed at next meeting

**Adjournment**