

**FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting**

DRAFT Meeting MINUTES

Thursday, March 26, 2026, noon

PHYSICAL MEETING LOCATION: 167 Fieldstone Drive

ZOOM DETAILS:

<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 12:12

Attendance: Jeff Muscatine, Denise Summersett, Carolyn Peterson, Abigail Padou, Kevin McWhinney, Greg Novacek

Board Appointment

1. The Board will elect the Secretary for the current year; Denise accepted a modified (meetings, agendas, webupdate, minutes), shared position with Abigail Padou as discussed in meeting

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. Kevin McWhinny requested time at next meeting for a presentation to board on money saving ideas.

BOARD ACTIONS

• Approval of Board Meeting Minutes:

1. 2/28/26 Board Meeting Minutes attached M:CP 2:AP ALL
2. 2/28/26 Annual Meeting Minutes attached (for comments on draft received; to be approved at the subsequent Annual Meeting) M:CP 2: AP ALL

• Expenditures requiring board approval

1. The Board will consider installing wireless WiFi at the pool, to enable full equipment automation and remote operation. The Skyline satellite option is a one time equipment expense of \$269 and monthly expense of \$50 for 100GB. Verizon 5G option is tbd. Expense NTE \$300 for equipment (if required) and \$500 for the balance of the year for service, total NTE \$800 for 2026. Dish installation is a reserve expense as part of pool equipment renovation, monthly fee is pool operating expense M:AP 2:CP ALL
2. The Board will consider reimbursing Denise \$70.41 for pool supplies M:CP 2:AP ALL

• Other Actions

1. The Board will consider revising the operating budget (including reserve distributions), based on the \$474 monthly dues previously approved. The target of \$541 monthly was not approved by homeowners per the 2/28/26 election, so adjustments are required to cover insurance, other operating expenses, and allocated distributions to the reserve fund.
2. The Board will consider 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

3. The Board will consider the ± of acquiring a robot pool vacuum as part of the new equipment. Cost estimated <\$1,500 M:DS 2:CP ALL
4. The Board will consider any issues to resolve to engage a qualified pool service person to perform routine service

STATUS REPORTS/DISCUSSION ITEMS

• President's Report

1. Pool renovation update. Mechanicals complete. Construction is underway. Completion expected before Memorial Day weekend, pending County.
2. Rot and repair update: punch list in process
3. Wood fence repairs are in process
4. Pool metal fence spot painting done
5. What's up with the Social Committee? Need communication please. See attached Bylaws 10.2 Working Committees
6. 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

Treasurer's report

1. Financials – February attached
2. Reserve account update – Edward Jones February attached

Secretary's Report

Next meeting date. Friday, April 24th 12:30 @ Murphys Library

Adjournment ?