

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
DRAFT Meeting Minutes
Wednesday, June 17, 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 1:02 PM

Attendance Board/Owners: Abigail Padou, Carolyn Peterson, Jeff Muscatine, Denise Summersett. No owners present or on Zoom

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:**

• **Expenditures requiring board approval**

1. The Board will consider reimbursement of \$10.37 to Denise for Starlink hardware. M: AP. 2nd: JM ALL
2. The Board will consider the expense of \$390 for Denise to take a Pool Training Academy course to obtain a Certified Pool Operator certificate. A CPO is required to oversee pool maintenance. M: AP. 2nd: JM ALL
3. The Board will consider reimbursement of \$35.00 to Jeff for California Secretary of State filing fee M: AP. 2nd: DS ALL
4. The Board will consider taking \$1,000 from reserves to refund a prepaid special assessment installment to the former 323-(256). Although it is not an expense per se, all funds taken from reserve require Board approval CONTINUED
5. The Board will consider an expense NTE \$4,000 for ceiling repair due to leak damage at 116. The job needs to start with a leak test, which will require a couple of hours. The corresponding attic area is inaccessible, but photos from a few feet away show clear signs of leakage over the interior areas of damage. We were unable to tell if there is a current leak. If a current leak is found, that will be separately repaired before the interior repairs. Two contractors (Aces, Salas) who have looked at the job both proposed a time and materials approach since they can't determine the extent of the repairs until they can open things up. Based on previous, fairly extensive repairs with scaffolding (159), the current guesstimate is \$3k- 4k. If it looks like it could go higher, the Board will be informed of a revised range. Both contractors' hourly rate is \$65. Photo attached. Reserve 04690 building repair.. M: AP. 2nd: CP ALL

• **Other Actions**

1. The Board will consider an Architectural Application for a new side fence at 323. M: DS 2nd: CP ALL
2. The Board will consider an Architectural Application for a new porch gate at 205 M: DS 2nd: CP ALL
3. The Board will consider 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 C
 - a. 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. . M: DS 2nd: AP ALL
- 4. As preliminary to considering a project, the Board will consider questions concerning refinishing rusty porch step railings at several units. 1) is this an Association maintenance item? It is not specific but would seem to come under the general CC&R 9.1.2.2 "Paint and Other Finishes: The Association is responsible for the application, maintenance, and repair of all exterior paint, caulking or protective coatings...." 2) If so, when should this be done?
Old estimate for electrostatic process is approximately \$150 for each if doing 6 to 9 at the same time. Approximately 17 units have the original railings, which were painted a dark teal. One unit (339) has what appears to be an add-on railing, of a slightly different style and black in color. It is not known at this time if this installation was approved and is or is not an item the Association would maintain. In any case it appears to be in good shape. So, cost guesstimate is \$2,500 for electrostatic finish. M: 2nd:
- 5. The comment period having been completed, the Board will consider approval of the proposed rule covering operation of non-street-legal (e.g. "e-moto") vehicles and unlicensed drivers within Fieldstone: "This Vehicle and Operator Rule prohibits the operation in all of the Fieldstone common areas, including the road, sidewalks, driveways, and pool area, of any powered vehicle not legal on public roads, and/or the operation of a powered vehicle in these areas by an unlicensed operator who is required to have a license to operate the vehicle on a public road." M: JM 2nd: CP. Yay:JM/CP. NAY:DS/AP
- 6. 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." . M: DS 2nd: AP ALL

STATUS REPORTS/DISCUSSION ITEMS

President's Report

1. All major projects are complete: concrete, roofs, rot and paint repair, pool renovation. See email from FSOA re repair status and ongoing plans 6/10/26
2. Wood fence repairs status: all perimeters done, still need to do fences between patios. So far expense is about \$2k vs 3k budget and should come in under budget
3. 2027 Reserve Study draft is in review. Questions due 6/10/26 were solicited from homeowners for upcoming zoom discussion (TBD) with Browning. See details in email from FSOA on 6/1/26: "Draft 2027 reserve study review"
4. Budget notes (Jeff and Carolyn):
To cover a more realistic reserve contribution, the Board had proposed to increase 2026 monthly dues by more than the 20% that the Board can approve, but that failed in an election in February. 2027 Reserve draft shows 29% of fully funded. Below 40% is considered a red flag warning for future special assessments. 70% is the target for adequate status. With the completion of major projects, the reserve balance will now grow and with the July and January special assessment installments should be over \$200k in January. Too low but going in the right direction.
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
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. 2027 budget planning will begin in August
5. 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 March 2026 April and May not available from EPA
2. Reserve account/Edward Jones May statement

Secretary's Report

1. Status of Directory update (Abigail)

Next Meeting. Wednesday, August 26, 1:00PM at Fieldstone Pool

Adjournment 1:56pm. M: DS. 2nd JM

Attachments

116 attic leak photo
323 Arc App
205 Arc App
Financials and Edward Jones statements

6.17.26 board meeting agenda items DRAFTjmvF