

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Agenda
November 21, 2025, 12:00 pm
PHYSICAL MEETING LOCATION: Fieldstone Pool

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 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

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:** 8/14/25, 9/12/25, 10/24/25 (drafts attached to very end of attachments)
- **Expenditures requiring Board approval**
 1. The Board will consider reimbursement of \$70.80 to Denise Summersett for 11/7/25 social event expense (attached)
 2. \$50 for room rental at Murphys Suites for the 2/28/26 Annual Meeting.
- **Other Actions**
 1. The Board will consider a request from the 137 homeowner to paint the front door the same color. If done as part of current repair/painting minimal specific cost is assigned.
 2. The Board will consider new information regarding the potential to replace the entire pool system vs. replacing/upgrading several components, and for replastering (Holt/Olympic quote is coming), see also previous agenda re Burkett's and Olympic) to previous agenda) NTE \$45,000 for pool replastering and equipment replacements, and the timeline for a final decision. The process requires four months for scheduling, permit, and work. Scope includes:
 - a. Rola-Chem vs Pentair ±
 - b. Salt system TBD ±
 - c. Replace chemical carboys with improved type, option to place in box outside of building

- d. Replastering including removal and/or replacement of several pipes (algae) and new railings to current code
 - e. Contractor TBD ±
 - f. Refill cost
 - g. Need for daily brushing for a month after refill (by homeowners, hire Olympic, or?)
3. The Board will consider approval of traffic calming measures NTE \$6,000 (reserve-asphalt) as itemized in the Adam's Asphalt quote attached to 10/24/25 agenda. Includes two pavement signs ("SLOW"), corner 1 centerline and gutter edge stripes with raised reflectors, corners 2, 3, and 4 centerline stripes with raised reflectors, the stop sign by 362 limit line stripe with raised reflectors, and elimination of two parking spot markings by 155 and 171. Additional metal signage on existing entry pole ("15 MPH" or similar) and entry parking pole ("PARK IN MARKED SPACES ONLY") to be relocated, NTE \$250. Total NTE \$6,250.
4. The Board will consider changing the speed limit rule from 10 mph to 15 mph (attached).
5. The Board will consider the draft 2026 pro forma operating budget (attached) with the now known insurance cost of \$ \$137,442.29 total annual premium (\$2,988 per unit), of approximately \$211,637 plus \$87,000 reserve contribution, totaling approximately \$298,637. Due to the evident need to consider a greater than 20% monthly dues increase (+35% per the foregoing estimate, pending consideration), the Board will consider means to raise the needed funds – a special election to vote on a dues increase, a special assessment election, or other potential options available to the Board. Election inspector needs information by 12/15/25 at the latest in order for it to be added to the ballot.
6. Deferred to a future meeting: The Board will consider a draft revising the Fieldstone fine policy to conform to new AB130 requirements, which cap the maximum monthly fine for HOAs at \$100, with other related requirements. Complete by year end.
7. Deferred to a future meeting: the Board will discuss pest service quotes to control rodents at the pool area (one quote received so far for \$6,750 from Tri County, with additional quotes pending)

STATUS REPORTS/DISCUSSION ITEMS

• **President's Report**

1. 2026 Reserve Study process is underway with Browning. Here is a link: <https://client.browningrg.com/files/0294800105420251116161519.pdf>
2. Rot and painting repair update: still churning along, please continue to be patient
3. Rain gutter work done by contractor to install missing diverters and replace short gutter screens with coarser mesh
4. Wood fence repairs TBD this winter – organizing time and materials approach

• **Vice President's Report**

- **Treasurer's Report**

1. October financials have not been received yet.
2. Reserve Fund as of 10/31/25: \$214,743

Insured bank deposit 0.90%	\$23,710	
US Treasury	\$25,000	
CD – Maturity 11/25/25	\$90,023	4.35%
CD – Maturity 12/17/25	\$38,005	4.05%
CD – Maturity 3/18/26	\$38,005	3.85%

- **Secretary's Report**

Update on election timeline and Annual Meeting:

- The deadline for nominations is 12/14/25. If you did not receive the nomination form by mail (forms were mailed out on 11/10/25), you can submit your candidacy online at:
www.TheHOAElectionGuys.com/nominate
- Ballots will be mailed out on 1/14/26
- The Annual Meeting and Election is **2/28/26 at 10am** at Murphys Suites conference room (same location as last year).

Next Meeting Date

Adjournment

FIELDSTONE OWNERS' ASSOCIATION
Reimbursement Request Form

Requestor Name: Denise Summerson
Item or Service: Food
Date of Purchase: 10/30/25
Vendor: Save Mart Sierra Vista
Amount Requested: 70.80
Halloween Potluck

Receipts on Rear

*All reimbursement Requests must include Proof of Payment in the form of copies of invoice, canceled check, credit card statement, etc.

FS BOD: _____
Date of Approval: _____
Amount: _____
Check Number: _____

WELCOME TO
SIERRA HILLS MARKET
 117 E HWY 4 MURPHYS, CA. 95247
 PHONE (209) 728-3402

10/30/2025
 US DEBIT
 CARD #:
 PURCHASE
 AUTH CODE:300907

12:36:19
 Entry Method:Cntctless
 XXXXXXXXXXXX5017
 - APPROVED

Mode: Issuer-PIN Verified
 AID: A0000000980840
 TVR: 0000000000
 IAD: 06021203A00000
 TSI: 0000 ARC: 00
 TC: 73CF2146B78B664E
 MID: 000000 TID: 001 RRN: 037325

Total: USD\$ 39.21

GROC DELI
 PET FARMS JUMBO DOZ \$3.89 N F
 LANDOLAKES BUTTER \$4.99 N F

GROCERY
 BEST FOODS MAYO \$6.99 N F
 CAMPBELLS SOUP
 2 @ \$2.49 EA \$4.98 N F
 CUBBS STUFFING \$3.69 N F

GROCERY BAG
 GROCERY BAG \$0.10 N F

NATURAL GROCERY
 PANKO BREAD CRUMBS
 2 @ \$2.99 EA \$5.98 N F

SERV DELI
 G/RUSH SWISS \$8.59 N F

BALANCE DUE \$39.21
 Debit Card \$39.21
 Auth Code = 300907

CHANGE \$0.00

Total number of items sold = 10

CASHIER NAME: RHONDA
 C0012 #3885 12:36:21 30OCT2025
 S00001 R003

Environmentally Friendly.
 Receive our Weekly Specials by
 Email Wednesday & Friday!
 Say YES to Great Weekly Deals!!
 Respond to
 sierrahillsmarket@sbcglobal.net
 We never share your information!

39.21
 31.59
 7.62

HOA



Save Mart

260 South Main St
 209-736-4519

Save Mart
 Store:46

Cashier: FastLane2

10/29/25 16:40:44

Member card number: XXXXXXXX1136

MEAT
 CKN BREAST BS MP T 19.66F
 50% off! -9.83F
 => 50% off 21.56F
 CKN BREAST BS MP T
 50% off! -10.78F
 => 50% off 21.96F
 CKN BREAST BS MP T
 50% off! -10.98F
 => 50% off
 CE Engagement Points Earn
 => RESERVED FOR CUSTOMER
 RESERVED FOR CUSTOMER

SUBTOTAL 31.59
 TOTAL TAX .00
 TOTAL 31.59

DEBIT TENDER TENDER 31.59
 Acct:*****5017
 APPRVL CODE 180392
 Cas Ref# 16964
 CASH CHANGE .00

NUMBER OF ITEMS 3

Special Purchase Discount 31.59

YOU SAVED A TOTAL OF 31.59
 THAT IS A SAVINGS OF 50%

11/21/25

Draft Revised Speed Limit Rule for Fieldstone Drive

Existing:

The speed limit for Fieldstone Drive is 10 mph. This rule is implemented for safety and road preservation. Passed by Board: August 29, 2019

Proposed:

The speed limit for Fieldstone Drive is 15 mph. This rule is implemented for safety and road preservation.

Fieldstone 2026 pro forma operating budget DRAFT 911/15/25

					Actual Jan - Aug 25	Fcst Sep-Dec 25	Fcst 25 total		Draft 26
Ordinary Income/Expense									
		Income							
			4000 · INCOME						
				4001 · Membership Assessments	145,230.00	90,850.00	236,080.00		298,637
				4005 · Special Assessment	46,000.00		46,000.00		92,000
				4010 · Late Fees & Penalties	1,063.50	110.00	1,173.50		1,200
				4050 · Reimbursed Expenses	26.83		(26.83)		0
				4070 · Income-Operations Interest	1.37		1.37		2
			Total 4000 · INCOME		192,321.70	90,960.00	283,281.70		391,839
		Total Income			192,321.70	90,960.00	283,281.70		
		Gross Profit			192,321.70	90,960.00	283,281.70		
		Expense							
			6000 · ADMINISTRATIVE						
				6001 · Insurance Expense	41,498.00	35333	76831		137,442
				6002 · Website	0.00	0.00	0.00		200
				6010 · Auditing/Tax Prep	1,595.00	0.00	1,595.00		1,650
				6011 · Bank Fees	0.00	0.00	0.00		0
				6015 · Bookkeeping/Accounting	2,970.00	1,300.00	4,270.00		4,300
				6030 · Fed/State Taxes	10,119.30		10,119.30		10,000
				6040 · Legal Fees	357.10	0.00	357.10		800
				6045 · License & Inspection Fees	401.00	0.00	401.00		440
				6080 · General Office Expense	109.24	150.00	259.24		260
				6081 · Reserve Study	1,600.00	0.00	1,600.00		800
				6082 · Social Events	0.00	300.00	300.00		300
				6090 · Postage/Delivery/Copies	10.99	0.00	10.99		20
			Total 6000 · ADMINISTRATIVE		58,660.63	37,083.00	95743.63		156,212
			6100 · COMMON AREA MAINTENANCE						
				6120 · Janitorial	287.50	263.00	550.50		550
				6130 · General Maintenance & Repair	53.22		53.22		750
				6160 · Roof Repairs & Maintenance	0.00		0.00		1,000
				Wood fences	0.00	0.00	0.00		3,000
				Pool fence	0.00	0.00	0.00		4,300
			Total 6100 · COMMON AREA MAINTENANCE		340.72	263.00	603.72		9,600
			6200 · LANDSCAPING						
				6220 · Landscape Contract	15,643.64	9,356.36	25000		25,000
				6221 · Landscape Repairs	105.17		105.17		
				6230 · Plant Replacement/Weed Contro	0.00	250.00	250.00		
				6240 · Irrigation Repairs	211.99		211.99		
				Tree service	0.00	0.00	0.00		3,000
			Total 6200 · LANDSCAPING		15,960.80	9,606.36	25567.16		28,000
			6300 · POOL						
				6320 · Swimming Pool Service	5,812.30	2,800.00	8,612.30		9,000
				6330 · Pool Repairs	250.00	400.00	650.00		1,000
				6340 · Pool Supplies	42.67		42.67		100
			Total 6300 · POOL		6,104.97	3,200.00	9,304.97		10,100
			6400 · UTILITIES						
				6410 · Electricity	2,044.65	1,400.00	3,444.65		3,800
				6415 · Gas	812.88	580.00	1,392.88		1,533
				6450 · Water	844.77	605.00	1,449.77		1,600
				6451 · Sewer	420.00	300.00	720.00		792
			Total 6400 · UTILITIES		4,122.30	2,885.00	7,007.30		7,725
			Fcst 25 total		85,189.42	53,037.36	138,226.78		
			Draft 26 total				2026 total ops		211,637
							Reserve contribution		87,000

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Minutes
August 14, 2025, 4:00 pm
PHYSICAL MEETING LOCATION: Fieldstone Pool

Meeting Called to Order

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

Approval of Minutes – Approved unanimously by the board

- May 2, 2025
- May 22, 2025
- June 26, 2025

OPEN FORUM

BOARD ACTIONS

- Expenditures requiring board approval
 1. The Board will consider \$105.17 reimbursement to Jeff for irrigation valves and parts. 6221 landscaping repairs **Approved unanimously, Motion DS, Second CP**
 2. The Board will consider making the following tax payments (6030 Fed/state taxes). As of 8/8/25 the California amounts are pending updated numbers from Levy, Erlanger CPA. Consider approving these amounts plus additional as indicated in case of late/penalty fee: **Approved unanimously, Motion-AP, Second JM**
 - 2025 IRS due 8/18/25: \$3,776.77
 - 2024 Calif due 4/15/25: \$1,589 (\$1,636 including est fee?) \$2,682
 - 2025 Calif due 6/15/25: \$3,660 (\$3,770 including est fee?)
 - Note: IRS due includes IRS 2024 credit for over payment of \$2,638
 3. The Board will consider \$25,000 for the ongoing dry rot and paint repair project. Additional to \$75,000 previously authorized. Approx. spent to date: \$68k. Status: about 75% done. Discovery of hidden damage (especially on porches) continues, making it hard to estimate. "Find it/fix it." Reserve 04690 structural repair. **Approved unanimously, Motion DS, Second CP**
 4. The Board will consider a request from the 277 homeowner to plant a tree at the front corner of the driveway/porch area, suggested crape myrtle. (A planting that will grow over 6' requires Board approval). Est. plant cost NTE \$150, + labor within maintenance. Note that infill planting (suggested lavender/rosemary) along driveway is expected. 6200 landscaping. **Approved 3-0-1, Motion AP, Second CP, recusal from Denise**

5. The Board will consider \$100 to repair the chipped concrete in the pool deck as cited in the County pool inspection. Leo Torres verbal quote. 6330 pool repairs.
Approved unanimously, Motion AP, Second CP
6. The Board will consider two options for repair/replacement of Rola-Chem automatic pool chemical system, which is not fully functional due to worn pump parts. 1) repair worn pump parts and inspect inside of control units for corrosion damage: \$TBD 2) If inspection shows it is warranted, replace Rola-Chem system: \$4,363. **Research ongoing**
7. Pending approval of updated contents, the Board will consider NTE \$100 to produce copies of the 2025 Directory. 5105 office expense. **Approved unanimously**

- **Other Actions**

1. The Board will consider approval of the 2024 Levy, Erlanger CPA review/annual report for distribution.
2. The board will consider prioritizing several near-and-longer-term pool repair/replacement needs and options (in addition to Rola-Chem item above):
 - Note: approved \$400 plus labor TBD for urgent replacement of pool heater exhaust
 - Repair/replace Rola-Chem units when needed. See above re item for expense consideration
 - Replaster the pool interior due to deterioration caused by past chemical issues. Black algae reappearing, chemical balance is precariously maintained. Noted but not yet required by County. Will require Reserve expense. See attached Notes re Pool Replastering. Do during winter season. See Burkett's Pool Plastering quote attached.
 - Replace two leaking skimmer baskets and redo surrounding concrete in pool deck; do at the same time as pool replastering. Pending Burkett's Pool Plastering to quote if included in replastering.
 - Repair filter unit seal when it starts leaking again (it seems to have stopped). \$100?
 - Repair/replace two timer light switches in bathrooms (one is not timing). Parts est \$25 plus \$125 electrician min service call
 - 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. Cost of deck box approx. \$200. Cost of carboys approx. \$400 (\$200 each x 2)
 - For planning information: do polycrete overlay of concrete around the pool (not under the pergola and gazebo). Burkett's advises approx. \$30 per square foot
3. The Board will again consider priorities and a timeline for 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, and communication with delivery/service companies to communicate and reinforce the speed limit and safe habits.

4. The Board will consider setting a timeline and Board member roles to prepare the 2026 pro forma budget
5. Pending receipt of an Architectural Application, the Board will consider approval for the 269 homeowner to buy a new back door to replace the original with a new one of a different design. The homeowner would buy a pre-hung door that could be installed at no extra cost to the Association while repairs are being done, versus the cost of repairing the existing door frame which is damaged. The new door would be installed by the Association's contractor in the process of the current repair project. The Association would stipulate and the homeowner agree that the Association shall not be responsible for any future maintenance concerning or caused by the new door per se.

STATUS REPORTS/DISCUSSION ITEMS

- **President's Report**

1. Approved \$400 plus labor TBD for urgent replacement of pool heater exhaust
2. Received notices of insurance non-renewal from Farmers on 8/6/25. Fire and umbrella policy solutions in process with Socher. Needed by 11/2/25.
3. Brief roofing update: project completed 8/1/25. \$760,042 capital expense (reserve). Roof info summary distributed to homeowners
4. Brief dry rot repair update: porch phase estimated 75% complete, then dormers, then painting. See expense consideration above.
5. Concrete work continuation. 142/146 driveway had a very recent large displacement, possibly due to weight of roofing vehicles during wet season. Torres scheduled to start 8/11/25.
6. Brief update re PG&E notice to clear space by green box at 311 – three large shrubs transplanted to island, PG&E notified of status
7. Brief status of followup on approved \$2,600 paid to 209 buyers (now homeowners) while in escrow to cover outstanding pest report repairs (work now being done by Association, so need to reconcile with homeowner). UPDATE: confirmed that no payment was made to the homeowner in escrow, so issue may now be closed.
8. 2026 Reserve Study process is underway

- **Vice President's Report**

1. Status of 2025 Directory update

- **Treasurer's Report**

1. Most Recent Check Detail Report Attached (June 2025)
2. Jan-Jun 2025 P&L and June 2025 Balance Sheet (attached)
3. Reserve Fund as of 7/25/25: \$296,637.42
 - Insured bank deposit 0.95% \$206,627.52
 - CD – Maturity 11/25/25 \$90,000 4.35%
4. Status of first installment of Special Assessment

- 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

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: 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 October 24 at 4pm. 2026 election to be discussed at next meeting

Adjournment

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Minutes
October 24, 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

OPEN FORUM

BOARD ACTIONS

- **Expenditures requiring Board approval**

1. The Board will consider reimbursing Denise Summersett \$25.97 for pool chemical puck holder supplies (6340 pool supplies). **Approved unanimously, Motion CP, Second AP**
2. The Board will consider an expense NTE \$350 to obtain a poly shed for pool chemical storage outside the enclosed equipment space **Approved unanimously, Motion DS, Second CP**
3. The Board will consider hiring The HOA Election Guys again for the election. Cost NTE \$745. \$850 NTE. **Approved unanimously, Motion CP, Second AP**

- **Other Actions**

1. The Board will consider approval of an Architectural Application for the 137 homeowner to replace several windows with new matching windows (attached) **Approved unanimously, Motion DS, Second CP**
2. The Board will set a timeline and responsibilities to draft a revision 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 **update fine policy - Denise and Jeff by end of year**

3. The Board will hear a brief presentation by Greg Novacek (155) re suggested formats for notices of dues and special assessment payment schedules. **Will attach schedule sheet to next Fieldstone email opportunity**
4. The Board will consider a request from Greg and Joan Novacek (155) to waive the \$100 late fee imposed on their late special assessment payment due July. The homeowners waive a confidential process. **Request withdrawn**
5. The Board will consider engaging a pest control service to address rodents at the pool area - **Will get quotes**
6. The Board will consider approval of estimated (Burkett's and Olympic attached to previous agenda) NTE \$45,000 (reserve 6330 pool repairs) for pool replastering and equipment replacements, and the timeline for a final decision. The process requires four months for scheduling, permit, and work. Scope includes:
 - a. Rola-Chem vs Pentair ±
 - b. Salt system TBD ±
 - c. Replace chemical carboys with improved type, option to place in box outside of building
 - d. Replastering including removal and/or replacement of several pipes (algae) and new railings to current code
 - e. Contractor TBD ±
 - f. Refill cost
 - g. Need for daily brushing for a month after refill (by homeowners, hire Olympic, or?) - **Research is ongoing**
7. The Board will consider approval of traffic calming measures NTE \$8,800 (reserve-asphalt) as itemized in the Adam's Asphalt quote (attached). Including pavement signage, stripes and raised dots, and speed bumps. Additional signage on poles re speed limit and parking NTE \$250. Total NTE \$9,050 rounded up to NTE \$10,000 - **Research is ongoing**
8. The Board will continue to consider the draft 2026 pro forma budget (attached to previous agenda) and discuss further developments towards a proposed budget for approval. At the time this agenda was drafted an insurance quote is pending and the 2026 reserve study is in process. Due to likely insurance increase a 20% or higher dues increase and or/emergency special assessment may be considerations. **Pending receipt of insurance quotes**

STATUS REPORTS/DISCUSSION ITEMS

1. President's Report

1. Rot and painting repair churning along. Carpentry nearing completion, painting underway

2. All furnace vents checked
3. Fire and umbrella insurance policy solutions in process with Socher. Needed by 11/2/25.
4. 2026 Reserve Study process is underway with Browning
5. Rain gutter work by contractor is pending to install missing diverters and address any other issues
6. Rain gutter cleaning pending to clear mineral granules shed by new shingles that collect on top of and clog some of the screens (as expected with new shingles)
7. Wood fence repairs TBD this winter – organizing time and materials approach

2. Vice President's Report

3. Treasurer's Report

1. September Financials
2. Reserve Fund as of 9/26/25: \$212,770
 - Insured bank deposit 0.90% \$21,785
 - US Treasury \$25,000
 - CD – Maturity 11/25/25 \$90,000 4.35%
 - CD – Maturity 12/17/25 \$38,000 4.05%
 - CD – Maturity 3/18/26 \$38,000 3.85%

4. Secretary's Report

The first election mailing will go out in November. 2026 Annual Meeting Date: February 28 at 10am

Next Meeting Date

Friday, November 21 at 12pm at Library

Adjournment