

Draft Minutes of Fieldstone OA  
Annual Membership Meeting  
October 18, 2014 at 10:00 a.m.  
Location: Ironstone Vineyards  
1894 Six Mile Rd.

**I. Call Meeting to order:**

The meeting was called to order by Michael Summers at 10:10 a.m.

Board Members Present: Michael Summers, Robert Loudy, Kristine Loving

Board Members Absent: Lynne Mulert

OMNI: Racheal Leonard, Assistant Community Manager and  
Inspector of Elections

A quorum of 35% was established by counting 16 households represented on the sign-in sheet. Michael Summers thanked members for attending and stated a brief history of the Fieldstone Development. He also thanked committee members and all those who have made a contribution to Fieldstone in the last year. He also announced that a prize raffle would be held throughout the meeting.

**II. Approval of Minutes**

The Board reviewed the 2013 Annual Meeting Minutes. Kristine Loving motioned to approve the minutes, seconded by Robert Loudy. The motion was passed and the minutes were unanimously approved.

**III. Guest Speaker**

Michael Summers introduced the guest speakers, Captain Kelly Murphy from the Murphys Fire Protection District and Jan Stewart representing the Red Cross Emergency Response Team. Information concerning free smoke detectors, the American Legion ambulance service program, how to handle emergencies, when to call 911, and the free car seat program was presented. It was recommended that smoke detector batteries be changed twice a year and that each household should have a “to go” bag for emergencies with critical documents and essential prescription drugs. Both groups are always looking for additional volunteers.

**IV. Election**

A. Introduction of nominees

B. Vote

Ballots were collected by Racheal Leonard (OMNI)

### C. Ballot count

Inspector of Elections, Racheal Leonard (OMNI) opened and counted the ballots

### D. Report of inspections of elections, result of election of Directors

Results of the election – 25 ballots were received, 23 votes for Ward Redman, 22 votes for Lynne Mulert, and 24 votes for Don Padou. They will all serve a 2 year term. IRS Resolution for 2014 that excess membership income over membership expenses for the year ending December 31, 2014 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604 was approved by a majority of the membership.

## **V. Reports**

### A. President's report

Michael Summers thanked OMNI and reflected on Fieldstone's growth as a community. He encouraged residents to get involved by joining the board or committees and thanked those who have served on various committees. He also thanked Carolyn McIntosh for renegotiating the Campora contract. At the next board meeting Michael will present information on solar energy for the pool. He also discussed the upcoming CC&R update and its process and encouraged the new board to use the governing documents as guidance. Carolyn Ancil thanked the Communication Committee for the directory and email system. Judy Creighton encouraged absentee landlords to connect – call her for more information. Daniel Loving reported on the Welcoming Committee and resident's concerns regarding safety and lighting issues.

### B. Treasurer's report

Fieldstone is on target to meet budget. The 2015 budget is \$150,000, 1.7% over 2014. Based on the reserve study there needs to be an increase to the reserves which increases HOA dues to \$270 a month beginning January 2015. The reserves in the budget are in the acceptable range. Michael Summers reported on the foreclosure at 209 Fieldstone Dr. Joseph Fontana from the Murphys Sewer Board presented information in regards to a lien from the sewer district. The new board will be inheriting this issue.

Additional Reports: Steve Soper presented information from the Landscape Committee which is focusing on removing old and diseased plants. The entry to Fieldstone was rebarked and will have to be done every 5 years. Sea Magic Landscaping is working closely with the landscape committee members. If you have any concerns regarding landscaping please call one of the committee members. Also residents were cautioned about placing decorations, political signs, or solar lights in the landscaping. Steve also discussed maintenance issues and the current painting of homes. A discussion transpired on painting and maintenance issues as the development ages.

## **VI. Open Forum**

Daniel Loving discussed painting numbers on the curbs for safety. He also suggested the new board consider self-management. Jalyne Redman is interested in starting a neighborhood watch program. Judy Creighton informed members about The Resource Connection's food project.

Charlie Creighton commented on supporting the Murphys Community Club and Park. Michael Summers thanked Racheal Leonard for representing OMNI.

**VII. Meeting Adjournment**

The meeting was adjourned at 12:36 pm.

Respectfully submitted by,

Kristine Loving

Fieldstone HOA Secretary