

Fieldstone Owners' Association
Annual Membership Meeting Minutes

November 3, 2007

The meeting was called to order at 1:05 p.m. by President Judy Creighton at the Native Sons Hall in Murphys, California.

PROOF OF A QUORUM:

It was reported by Secretary Michael Ninos that there was a quorum of 34 members present or by proxy. Also attending Cassie Turner, CCAM, PCAM of M & C Association Management Services Inc. and Joyce Hacker of M & C Association Management Services, Inc.

ANNUAL MEETING MINUTES:

The Annual Meeting Minutes dated November 11, 2006 were reviewed and read by Secretary Michael Ninos. **A motion was made, seconded, and passed to approve the November 11, 2006 Annual Membership Meeting minutes.**

PRESIDENTS REPORT:

President Judy Creighton reported on the accomplishments of the community for the past year. This has been the first year that Fieldstone has operated solely as a HOA without the involvement of the developer, Emerald Creek.

Accomplishments for the year included the following: Resurfacing of the pool flooring and steps, gutters cleaned and defective gutters were replaced, propane research was done and further installation was completed, there was a change of community landscaper from Dan's Yard Service to Media's Landscape and Maintenance, Judith Anderson was hired as pool consultant, Michael Yurich was hired as pool maintenance employee, a lanyard and key system for the pool entrance was added, a barbeque light was installed, a shade/awning was installed to protect the back of the barbeque area, new pool furniture was purchased, a bike rack was purchased and installed at the pool front, a new "easy to read" CC & R synopsis is underway, the development of the Fieldstone Website began and has been completed @ <http://www.fieldstonemurphys.com>, the Claims Committee was created and is on going with the committee goal of resolving potential developer/warranty issues.

Pool Area - Judy thanked Trish Pinosky, Fieldstone Pool Attendant, and Michael Yurich, Pool Maintenance employee, for keeping the pool area so attractive and running so smoothly. It was agreed that the pool is a possitive asset and a potential liability.

Sign-Up Sheets -Contact information permission sheets and Committee listing sheets were presented at the Annual meeting for members to complete. Homeowner information will be included in the FOA contact list.

Judy thanked all of the current board members, committee members, and the Fieldstone community for their participation and involvement. Meeting attendance has been consistent and the Board and Committee work has been very generous and productive.

TREASURER'S REPORT:

Treasurer Tom Thrower reported on the September 2007 financials. Further financial information will be forthcoming once the Reserve Study has been completed. **A motion was made seconded, and passed to approve the September 2007 financials.**

ELECTION OF DIRECTORS:

President Judy Creighton announced that three positions were open and that the ballots had been mailed. However, one candidate has withdrawn Judy then asked if there were any nominations from the floor. Two nominees came forward bringing the candidate total to four; Cathy Stroup, Michael Summers, Caroline Petersen, and Roy Elahi. It was then determined that the election could not proceed and that with the new nominees included ballots will be mailed. Each attending candidate explained why they were running for a Board position. Later, at the end of the meeting another candidate, Mary Radford came forward with the intent of running for the Board bringing the total candidates to five. Each candidate is to write a brief explanation fo why they are running and what they hope to accomplish for Fieldstone. This will be included in the new ballot mailing.

OPEN FORUM:

There was a general discussion about the following:

Frozen Pipes - It has been determined that the HOA is not responsible for the covering of exterior front pipes for each individual home. Therefore, any pipe covering will be the responsibility of each homeowner. Tom Thrower has a sample box available for any homeowner to view at his home provided by Paul Bertini of Bertini Plumbing.

Claims Committee - A community survey has been sent to each homeowner. To date, Michael Summers has received 26 surveys. The goal is to have 100% homeowner survey participation either by mail, email or phone. After all surveys have been received, a letter will be drafted to the Fieldstone developer, Emerald Creek, addressing all current issues - frozen pipes, gutter repair reimbursement, direct tv/cable installation wire coverage box, and possible future construction issues.

Contact List - A listing of all homeowner's information is on going. This list will be published and made available to every owner and will include the following information: owner's name, renter information, address, telephone numbers, and email address.

Landscaping - It was agreed that Common area landscaping will be a main focus for 2008. There were several requests for more bark groundcover throughout the neighborhood. Gordon Green said that initial bark installation for some homes will begin next week. There was a request for the entire neighborhood to be re-barked at the same time so the bark will be uniform in color, application, and appearance. Year round, seasonal flower planting was requested and it was agreed that the landscaper will reevaluate the neighborhood with that intent.

Pool Area - The pool is closed as of November 1, 2008. It was agreed that the barbeque are will be available for rental usage. Reservations will be handled through M & C with a rental fee of \$35.00 per reservation. M & C will work directly with Michael Yurich to ensure that deadbolt and bathrooms are open. Michael will continue on as maintenance until further notice to ensure that the bathrooms, barbeque and general area is clean after each rental. It is the wish of the HOA to have Trish Pinowsky return next Summer 2008.

ISSUES & ANNOUNCEMENTS:

The next Annual Meeting will be announced in 2008.

There being no further business, **a motion was made and passed to adjourn the meeting at 2:55 p.m.**

Secretary