

**Fieldstone HOA  
Board of Directors Meeting**

**DATE: April 18, 2014**

**LOCATION: Pool**

**TIME: 2:00 pm**

**I. Call Meeting to Order - 2:09 p.m.**

Establish a Quorum

Verification of Meeting Notice/Agenda - Verified

Board Members Present: Michael Summers, Bob Loudy and Skip Orvis on conference call.

Absent Board Members: Kris Loving and Lynne Mulert

Also Present: Rachael Leonard, OMNI Representative

**II. Meeting Minutes Approval**

Bob Loudy made a motion to approve the February 21, 2014 Board Meeting and Executive Session Minutes, which was seconded by Skip Orvis. Motion carried.

**III. President Message**

Michael Summers asked members to be patient on all projects in the community. They will be completed.

**IV. Open Forum**

A. Membership comments included the following: Joe Fontana announced he is the Director of the Sanitary District-addressed the sewer backup on Williams Street. He informed the membership the Sanitary District entered the association to fix several backed up manholes.

**V. Treasurer's Report**

**A. Review of Financials:**

- Operating cash of \$42,482.83; Reserve Funds of \$276,893.32
- Total amount of overdue assessments is \$18,397.36 up \$514.50 from when we met in February 2014. Bob Loudy motioned to approve financials, Skip Orvis 2<sup>nd</sup> & all approved.
- The Board reviewed a draft copy of the Financial Review for Fieldstone Owners Association for the year ending December 31, 2013. Bob Loudy motioned to approve Financial Review, which was seconded by Skip Orvis. Motion carried.

**B. CARS Resolution:** Bob Loudy motioned to approve the following resolution: "We authorize and instruct that CARS record Notice of Delinquent Assessment ("Lien") for the full amount of unpaid assessments, late charges, interest and collection fees and costs against any property that is 90 days or more delinquent if such account has not been reinstated by the Notice of Intent to Lien, until our next meeting tentatively scheduled for June 20, 2014". Skip Orvis 2<sup>nd</sup> & all approved.

C. Board discussed CD renewal. No decision was made at this time.

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**VI. Old Business**

- 1) Revision of CC&R update by Michael Summers: Carolynn McIntosh is currently working on re-writing the CC&R's with Attorney Darren Bevan, ESQ. Baydaline & Jacobsen LLP. The CC&R's need to be updated to reflect the new Davis Sterling Act.
- 2) Bob Loudy made a motion to approve the Landscape Committee Booklet, which was seconded by Skip Orvis. Motion carried.
- 3) OMNI Contract- Bob Loudy made a motion to approve Agreement between Fieldstone OA and OMNI effective May 1, 2014. The motion was seconded by Skip Orvis. Motion carried
- 4) Board approved the Rental Restriction Amendment and the Ballot.

**VII. New Business**

- 1) The Board announced that Steve Soper is Chair of the Maintenance Committee. Michael Summers reported 2<sup>nd</sup> phase in the community will be inspecting the roofs, caulking and cracks.
- 2) Skip Orvis made a motion to approve Steve Soper to establish an annual preventative maintenance manual which was seconded by Bob Loudy. Motion carried.
- 3) Bob Loudy motioned to appoint a representative from OMNI to be the Inspector of Elections for Fieldstone HOA, Skip Orvis seconded. Motion carried.
- 4) Review 2014 Meeting Calendar

**VIII. Committee/Managers Report:**

**A. Landscape committee**

The committee reported that they are in the process of purchasing new plants. There are areas around the pool and 4-5 areas along the sidewalk that have been identified as needing to be addressed. The committee will be addressing these areas.

**B. Architectural Committee**

The committee reported that Beth Livoti requested to change her front door from Fieldstone door list, it was approved and installed.

**C. Pool Committee**

The committee reported Calaveras Pool Service will start May 1, 2014 and pool will open May 3<sup>rd</sup>. The community will be holding a Luau for the first event of the year.

The committee presented samples of templates for integrating the pool rules and regulations on to the back of the pool tags.

**D. Social Committee Nothing Noted**

**E. Welcoming Committee**

Daniel Loving reported that the Welcome letter is finished and he will follow up with homeowners.

**F. Communication Committee**

Abigail Padou presented the 2014 Directory and Handbook for the board to review.

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**IX. Meeting Announcement**

June 20, 2014

**X. Adjournment to Executive Session**

3:12 pm

Submitted by:

  
\_\_\_\_\_  
Association Manager

Ratified By:

  
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Board Member