

Fieldstone Owners Association

344 Fieldstone Drive

Murphys, CA 95247

Board Meeting Agenda

at the pool/bbq area

April 13, 2019

10 AM

1. Call to order

2. Reports

a. President: Announcements

Calaveras Pool Service has begun servicing the pool. He reports he is very appreciative of the contract.

Winter rate is \$85.00/mos. Summer rate \$170.00/mos. Savings of approx. \$2140.00/yr. Not including chemicals. Likely additional savings.

Calaveras Pools has asked that the landscape company not blow debris into the pool. If the landscape company continues to do that, he requests need to take on the pool landscaping at a charge.

PG&E bill lower due to pop up turn off and running of pump at non-peak hours. Likely 50% savings.

Ace Painting has agreed to paint uncompleted work from previous contract or for reimbursement of work not completed. Work in progress.

Gutter cleaning update. Request to have Sea Magic clean 5 household gutters. Sea Magic reports they have cleaned them after the request.

Roof repair update: All previously leaking rooves reported have been repaired. The 2018-1019 winter season presented with approx. \$1,200.00 of roof leak repair work. Average charge is \$150.00 per roof.

B. Treasurer:

3. Consider approval of March 23, 2019 meeting minutes.

4. Consider approval of the minutes of the January 30, 2019 and February 13, 2019 meetings.

5. Consider approval of John D. Beatty & Company to conduct the 2019 onsite visual inspection to prepare for the 2020 predicted allocations. Reserve Study cost of \$1,400. 45% (\$630.00) retainer. 5% due on acceptance of the Reserve Study by the Board, or 30 days from the delivery, of the initial draft, whichever comes first. Changes to the draft have a charge of a minimum of \$100.00.

6. Consider approval of the 2018 Reserve Study, for fiscal year 2019, done by John D. Beatty & Company.

7. Consider approval of using **Rejuvenate** vinyl restorer on the green vinyl lounge chairs at the pool and approval of up to \$25.00 for the restorative agent. Kevin McWeeney has volunteered to apply the vinyl restorer.
8. Consider purchase of 2- 10' x 12' green tarps for stacking and covering green lounge chairs for the winter months. Approval of up to \$45.00 for the purchase at Walmart.
9. Approval of purchase of paint and prep material, up to \$100.00, and to repaint the 4 metal lounge chairs at the pool. Kevin McWeeney has volunteered to repaint these lounge chairs.
10. Consider approval of up to \$15,000 funds to HOT tar fill cracks in Fieldstone Drive, repair 3 alligator spots in Fieldstone Drive, seal coat the entire drive, and paint parking lines. Work to be done by Black Gold Paving and Sealing. Consideration includes to have the work done in part or in full. Work to be completed in the 2019 year. Timing of application at recommendation of the Contractor.
11. Consider request by the Social Committee for up to \$400.00 for 2019 social events.
12. Consider approval of Cathy Stroup and Nikki McWeeney for Co-agents of Social Committee.
13. Consider request of up to \$300.00 for soil and flowers to be placed at the entrance of Fieldstone, the island, the mailbox area and addresses.... Kevin McWeeney has volunteer to implement the project.
14. Consider if driveway concrete issue at 116 Fieldstone meets the CC&R criteria for work scheduled to be done. Refer to CC&R Section 9.1.2.1
15. Consideration of 119 Fieldstone request for reimbursement of \$1,553.80 for the installation of 6" slotted drain and basalite paver retaining wall in back yard meet CC&R criteria. Refer to CC&R Section 9.1.2.4
16. Consideration of 119 Fieldstone request to be reimbursed of \$1,100.00 for drain placed in driveway meets CC&R criteria. Refer to CC&R Section 9.1.2.1
18. Consider use of a management company.
19. Consider approval of up to \$3,000.00 for roof inspection of all 46 Fieldstone units to be conducted by Advanced Roof Design.
20. Unfinished Business: Consider approval of reimbursement for dormer and window sill replacement at 189 and meets CC&R criteria for association responsibility. CC&R 9.1.2.3
21. Unfinished Business: Sidewalk repair at 174 Fieldstone. Update. Determine if repair or replace meet CC&R criteria for association responsibility.
22. Unfinished Business: Planting done by Sea Magic for \$600.00 worth of trees and plants. Update.
23. Consider non-payment to X-Clusive Pool Service of \$100.00 balance due for nonperformance and not finishing out the month. X-Clusive Pool Service reports no contract to validate \$300.00/mos. x 12/mos. charge.

24. Unfinished Business: Consider approval of the use of Benjamin Moore Paint for house painting. 10-year warranty vs 7-year warranty due to quality of the paint offering UV protection and durability. Benjamin Moore service manager then has approved painting contractors for which they will then solicited like competitive bids with the competing bid provided by Cal-Pro.

25. Consider of Specification Criteria for painting work to be done by painting contractors at Fieldstone and Board approval of the Specification.

Included: Siding, eaves at siding locations, fascia, gutters/downspouts, porch beams/rails, front doors, window & door trim, foundations, painted flashing

Excluded: Stucco, eaves at stucco locations, roof jacks, unpainted flashing, roll-up garage doors, garage man doors, iron railings, deck walking surfaces

Bidders should also include the following:

- a line item price for individual roll-up garage doors if the homeowner wants to contract directly.
- a line item price for garage man doors if the homeowner wants to contract directly.
- hourly rate for extra time performing tasks not included in the scope of work.
- bid for work to be completed in 2 phases and 3 phases.

26. Consider \$200.00 for office supplies for 2019.

27. Consider payment to Calaveras County Environmental Health for Annual Pool Fee of \$335.00.