

Fieldstone Owners Association
344 Fieldstone Drive
Murphys, CA 95247

AGENDA

September 29, 2017
10:00AM at the Pool

1. Call to order
2. Approval of the minutes from the July 15 and 27, 2017 meetings
3. Reports (if any)
4. Open Forum
5. Actions
 - A. The Board will consider a bid for \$5,000 from Aces Painting for painting this fall.
 - B. The Board will consider an estimate of \$4,800 to clean the gutters by Sea Magic.
 - C. The Board will consider the budget for Social Committee events in 2018.
 - D. The Board will consider a budget for 2018.
 - E. The Board will consider a bid from Avila Landscaping to maintain the landscaping in the common area. The current contract is held by Sea Magic.
 - F. The Board will consider spending \$40 to pay for a quote from an arborist (Alley Tree).
 - G. The Board will consider charging a fee when the Association has to replace a lost pool key.

H. The Board will consider an anonymous complaint that it received. The complaint said that Don Padou does not always sign the clip board when he uses the pool. Don Padou will recuse himself from the Board's discussion. (Please note: the Board does not normally consider anonymous complaints, but is doing so in this instance because the complaint was made about the President of the Association.)

Attached are: (1) the painting bid; (2) the estimate for gutter cleaning; (3) a Draft 2018 Budget; and (4) a bid from Avila landscaping.

ACES PAINTING & FINE FINISHES

PROPOSAL

www.acespaint.com

209-728-8464

559-289-2876

tommytheace@gmail.com

Proposal

09/06/2017

PO Box 2614

Murphys, Ca. 95247

Lic # 898405

Attention: Don Padou

Customer Name: Fieldstone home owners Association

Customer Address: fieldstone Murphy's California 95247

project: exterior Touch up caulking repair

Description of work	Labor price	Material price	Total
Unit 119: minor touchup and caulking.	\$24	\$11	\$35
Unit 123: minor touch up and caulking.	\$24	\$11	\$35
Unit 146: minor Touch up and caulking.	\$24	\$11	\$35
Unit 155: dry rot remove and replace two trims, minor touch up and caulking.	\$216	\$42	\$258
Unit 159: dry rot replace and repair two trams, minor touch up and caulking.	\$216	\$42	\$258
Unit 167: replace facia board prime paint and caulking.	\$384	\$85	\$469
Unit: 171: dry rot replace or repair two trims, minor touch up and caulking.	\$216	\$42	\$258
Unit 174: minor touch up and caulking.	\$24	\$11	\$35
Unit 189: caulking and repair	\$48	\$21	\$69
Unit 205: minor touch up and caulking	\$24	\$11	\$35
Unit 220: minor touch up and caulking.	\$24	\$11	\$35
Unit 221: minor touchup and caulking.	\$24	\$11	\$35
Unit 225: minor touch up and caulking.	\$24	\$11	\$35

Unit 228: minor touch up and caulking.	\$24	\$11	\$35
Unit 256: hand rail prime repaint and caulking	\$288	\$84	\$372
Unit 289: minor touch up and caulking	\$24	\$11	\$35
Unit 293: dry rot replace and repair one piece of trim, prim paint and caulking.	\$192	\$20	\$212
Unit 311: minor touch up and caulking.	\$24	\$11	\$35
Unit 323: touch up hand rail and caulking.	\$72	\$45	\$117
Unit 327: pickets caulking and repair.	\$288	\$72	\$360
Unit 339: minor touch up and caulking	\$24	\$11	\$35
Unit 343: repair trim five posted, major repaint pickets and hand rail and caulking.	\$768	\$190	\$958
Unit 361: scrape, prime, minor touch up and caulking	\$48	\$45	\$93
Unit 362: minor touch up and caulking	\$24	\$11	\$35
Unit 307: four post repair trim remove and replace trim as necessary, paint, prime, caulking	\$672	\$145	\$817
Pool area: metal vents repaint	\$240	\$64	\$304
Total:			\$5,000

Prices per unit- as necessary.

All additional discovery of issues will be brought to the attention of the HOA .

Thank you for your consideration,
Tom Woodburn
Aces Painting

Sea Magic Company
5455 Log Cabin Dr.
Murphys, CA 95247
(209)728-0505
john@seamagicco.com
www.seamagicco.com



ADDRESS

Steve Soper
Fieldstone Landscape Committee
344 Fieldstone Dr
Murphys, CA 95247

ESTIMATE # 1012
DATE 08/20/2017
EXPIRATION DATE 09/20/2017

LANDSCAPE LIC# 772952

Services

Bid to clean and maintain gutters on all units for winter of 2017/2018

1. clean and maintain gutters and down spouts
2. unclog any downspouts that aren't draining
3. periodically check and clean gutters in bad areas.
4. clean up and haul off mess created from cleaning gutters

4,800.00 4,800.00

TOTAL

\$4,800.00

Accepted By

Accepted Date

Terms: 10% Upon signing; balance due upon completion

Fieldstone Owners Association
344 Fieldstone Drive
Murphys, CA. 95247

Budget for 2018

DRAFT

Operating Account

Income

Assessments	\$157,320
Other	<u>200</u>
Total Income	\$157,520

Expenses

Reserve Account	\$83,760
Insurance	20,000
Landscaping	
Sea Magic Contract	18,000
Other Sea Magic	3,600
Other Landscaping	1,000
Maintenance & repair	
Pool Service	4,800
Common Area Cleaning	1,500
Gutters	4,800
Other Maintenance & Repair	5,000
Utilities	
Campora	1,900
Murphys Sanitary	750
PG&E	3,000
UPUD	600
Administrative Expenses	
General Office	500
Bookkeeping	2,400
CPA	5,000

Taxes and Fees	260
Board Committees	
Communications	200
Landscape	100
Pool	100
Social	<u>250</u>
Total Expenses	\$157,520

Reserve Account

Income

Contribution	\$83,760
Other	<u>5,200</u>
Total Income	\$88,960

Expenses

Painting	\$30,000
Road Sealing	<u>\$10,000</u>
Total Expenses	\$40,000

Retained Contribution \$48,960

Note: Inclusion of a particular expense in the budget does not authorize the spending of any money. All expenditures must be approved by the Board of Directors.

Avila's Services

Landscape Maintenance Proposal For Fieldstone Townhome Community

This proposal is for Avila's Services (Hulises Avila) "Contractor" to provide landscape maintenance to the 46 townhomes, main entrance and pool area in the Fieldstone Community. Each category can be selected individually to build your custom landscape service or bundled together in an all-inclusive agreement for all your landscape service needs.

Routine Maintenance

1. Ground Cover and Shrub Care

- i. *Pruning*- Contractor shall prune, trim, shape and train all shrubs and ground cover in a four (4) section rotation to ensure all shrubs and ground cover gets its care once a month.
- ii. *Pruning Debris*- All pruning debris shall be raked, blown and hauled away.
- iii. *Fertilizer*- Contractor shall keep and shrubs and ground cover in a healthy appearance by applying contractor specific fertilizers three (3) times a year or as needed.
- iv. *Weed Control*- Contractor shall maintain all planer beds relatively weed free by spraying and or hand pulling weeds and applying a pre-emergent as needed.

Monthly cost for ground cover and shrub care: \$1,204.00

2. Tree Care

- i. *Pruning*- Contractor shall prune, shape and maintain all tree branches less than fifteen (15) feet in height and lower.
- ii. *Leaf Removal*- All leaves and tree debris will be raked, blown and hauled away though out the year.
- iii. Contractor shall not be responsible for the pruning, or other maintenance of trees above fifteen (15) feet. Contractor can subcontract larger projects if requested by the customer.

Monthly cost for tree care: \$160.00

Avila's Services

3. Irrigation System Management

- i. Monitoring- All irrigation will be monitored monthly except if there are obvious signs of overspray, excessive run-off, ponding, saturated areas, drying or any damaged irrigation equipment.
- ii. Controller Adjustments- Contractor shall ensure that the system programming is appropriate and efficient.
- iii. Repairs- Contractor will repair and report all small irrigation equipment consisting of sprinkler heads, spray heads (nozzles), bubblers, emitters and drip line. Larger repairs will be reported and submit an estimate repaired as requested by home owner. Labor and materials at cost plus 25% will be billed after repairs have been completed.

Monthly cost for irrigation management: \$140.00

4. Pest Control

- i. Landscape Pest- Contractor shall maintain all landscaped areas relatively free of weed, insects, gophers and moles.

Monthly cost for pest control: \$45.00

All-Inclusive Landscape Services

If all services are bundled in an all-inclusive agreement, Avila's Services will discount all services.

Monthly cost for All-inclusive Landscape Services: \$1,400.00

Avila's Services

Avila's Services/ Avila's Landscaping Service (Hulises Avila) is a new company established in March 2017 with over 17 years of industry experience.

Avila's Services possess the following:

- Contractors State License - #1025138
- DPR Pest Control Business License - #41034
- Department of Pesticide Regulation License - #130426
- City of Angels Business License - #21664
- Turf Grass Management Certificate
- Insured and Bonded