

Fieldstone Homeowners Association
Board of Directors Meeting
January 9, 2009

President Soper called the meeting to order at 3:08 p.m. Directors Petersen, Summers, Castle and Stroup were present, along with Susan Oliver and Rikki Richter from Oliver Management Inc. There were also 4 homeowners present.

The minutes of the previous meeting were approved as written by Summers, seconded by Petersen, and passed unanimously.

Castle presented the Treasurer's Report. There is \$28,061.65 in the operating budget and \$98,260.65 in the reserve budget. The CD was renewed for another 6 months. There was a discussion on late fees. Oliver will prepare a report on the existing late fees for the board to consider. Oliver will be sending out late notices for amounts over \$1. Oliver will be writing checks on the 5th and the 20th. Oliver will be setting up auto debits on some of our accounts. Oliver has an in-house resource, Community Assessment Recovery Services, to place liens if necessary. Oliver will contact M & C re: property in pre-lien status and report to board.

Stroup made a motion to accept the Treasurer's Report, seconded by Summers and it passed unanimously.

Committee Reports

Landscape: Soper reported the downspouts still under construction. Deon, our Landscaper, is added the necessary drainage. Some Homeowners are leaving their backyard waste out for the landscaper to remove. This is not included in our contract with our Landscaper. Please dispose of your own backyard waste. There will be more planting as funding becomes available. The irrigation has been turned off for the winter.

Communication: No report at this time.

ARC: Stroup reported that Ninos responded to the violation letter. Oliver will take over any action on this item. Angel's Sheet Metal responded to the Bertini A/C report. Soper & Summers will meet and discuss solutions with Angel's.

The Satellite Dish Report was discussed. Soper offered to write a new policy for dish installation paid for by the HOA. Policy changes must be mailed to the membership 30 days prior to a meeting to discuss and vote on the policy change.

Pool Committee: Carolyn Anttil reported an upcoming meeting to interview Solar Heat contractors for the pool on Tues, Jan. 13 at 11 am at 289 Fieldstone. Carolyn discussed rule enforcement policy and CAI membership with Oliver. They will be in contact on this issue.

Old Business:

Solar Addresses: Petersen reported that she is still working on this.

CC & R Recording: Petersen reported that she is still working on this.

Management Change: Oliver handed out her cards and encouraged the Board to use her website. Oliver will e-mail out board packets including agenda, and treasurer's report 5 days before the meetings. Oliver will attend meetings quarterly April 17, July 10, and Oct 9. Oliver introduced Ricki, her assistant, and encouraged us to call on her.

Castle made a motion to hire Levy and Company to compete the 2008 Review and tax return at a cost of \$1400. It was seconded and passed unanimously.

Employee costs: Motion was made by Stroup to use Oliver Management when hiring employees. It was seconded and passed unanimously.

Painting: Soper made a motion to ask Val for a contact to paint 4 units at \$2400. /each. It was seconded and passed. The contract will be reviewed by the board and a vote to accept will follow. Val will also present his workman's comp policy and proof of insurance.

The next meeting of the Board is Feb 13, 2009, 3 pm at 174 Fieldstone.

Motion to adjourn the meeting at 4:53 pm was seconded and passed.

Open forum followed.

Respectfully submitted,

Cathy Stroup, Secretary