

Minutes

Fieldstone Home Owners Association Meeting

December 11, 2014

9:00 a.m. at 116 Fieldstone Dr.

1. Call to Order and Establish Quorum

The meeting was called to order by president Ward Redman at 9:01 a.m. All board members present.

2. Approve Minutes for August 2014 meeting

Don Padou motioned to approve the minutes of the August 2014 meeting, Lynne Mulert seconded the motion. Motion passed unanimously.

3. Approve Minutes for November 17 meeting

Lynne Mulert motioned to approve the minutes of the November 17, 2014 meeting, Kristine Loving seconded with the amendment to attach the Treasurer's report and proposal to ready 209 to rent. The motion passed and the minutes were unanimously approved.

4. Officer's Reports

President's Report: Ward Redman stated that he has met with several committees and Carolyn McIntosh in regards to pool insurance and updating of the CC&Rs. Any infractions/issues in the community have been dealt with and the painting contractors have returned to cleanup homeowner's issues/complaints.

Treasurer's Report: No written report. Delinquencies – only one home is over 30 days in paying HOA dues. 209 is being readied to rent and an account has been opened at El Dorado Bank to track funds for this expense. The home has been cleaned and the locks changed. Signs have been posted stating that 209 is owned by the Fieldstone HOA.

5. Committee Reports

Architectural Review: Lynne Mulert reported on a fencing request and that the committee needs at least one more member.

Communication: The draft Communication Policy was handed out to board members to be discussed and voted on at the next meeting.

Landscaping: Committee has met with President Ward Redman to discuss minor infractions to landscape policy. Per the committee, holiday decorations are not allowed in landscaped areas. Committee reminded owners that the area at the end of driveways is the responsibility of residents. Purchases must be presented to the board for approval and the committee was advised to stay within their budget. Steve Soper spoke on common practices and history of the landscape committee. Handouts were presented by Loren Hilden on general landscape criteria and

responsibilities of the committee.

Pool: Kristine Loving reported on the pool committee meeting with Ward Redman. Ward Redman has also spoken with Mike Lima the pool maintenance service man on winterizing the pool. The pool will need to be checked for proper chlorine two times a day in the summer.

Social: Lynne Mulert reported that nothing is planned at this time.

Welcome: The committee has met with newest renters.

6. Designated Contact for Lawyer

The HOA lawyer, Darren Bevin, has requested one designated representative for communication. Lynne Mulert motioned to designate Don Padou, Kristine Loving seconded. Motion passed unanimously.

7. Update on readiness to rent of 209

Discussed under Treasurer's report. Mary Radford added that walls need painting and the carpets need cleaning.

8. Updates on Bret Harte Drive gate repair

Ward Redman has received two bids to remove the gates, fabricate metal frames, and use existing wood and recommended Todeschini Construction which was the lowest bid. Lynne Mulert motioned to accept the bid, Don Padou seconded. Funds will be used from the operating budget. Motion passed unanimously.

9. Open Forum

Steve Soper brought up the CC&R rewrite. Lawyer is approximately 80% finished with the documents and was granted an extension for completion to January 2015. The parking survey summary was given to lawyer. Carolyn McIntosh requested to be involved in the rewrite.

The meeting was adjourned at 10:18 a.m.

Respectfully submitted by,

Kristine Loving

Fieldstone HOA Secretary