

FIELDSTONE OWNERS ASSOCIATION
APPROVED
Minutes of the Meeting of the Board of Directors
Thursday, December 12, 2019

Location of Meeting:
189 Fieldstone Drive
Murphys, CA 95247

The meeting was called to order at 4:00 p.m. by President, Mary Radford. Officers present were Dave Powell, Elisa Garin. Office of Vice President and Member at Large: Vacant

I. Reports

- A. President
 1. The site visits for the Reserve Study and insurance company have been completed.
 2. Painting Update: Cal-Pro Painting will begin dry rot repair in December with painting to follow in the spring for all houses. The painting project will take approximately 10 weeks. Notice of work schedules will be provided to owners as it becomes available.
 3. Welcome new owners Denice and Gary Summersett (277 Fieldstone) and Steven Capling and Nannett Reilly (171 Fieldstone).
 4. The propane was left on in the BBQ area which resulted in a significant gas bill.
 5. Thank you to Carolyn McIntosh and Gayle St. John for work on the bulletin boards and website.
 6. A sign indicating POOL CLOSED has been purchased and installed.
 7. Bathroom and pump room door locks have been re-keyed to match.
 8. Pool: Pool operated in the winter mode with reduced chemical use and pump hours, equipment operated during off-peak hours, and the lighting schedule reduced for energy efficiency. The pool cushions have also been cleaned and stowed for the winter. Thank you Bonnie.
 9. Landscape: 225 daffodil bulbs planted at entrance and island, old or woody shrubs being removed, and pre-emergent spraying has begun.
 10. Social: No events scheduled.
 11. Reminder: Rental applications must be approved by the Board and copies of the lease or rental agreement provided to the Board.
 12. Reminder: Package drop-off on porches. Watch for signs of criminal activity.
 13. Board is still seeking nominations for 2020 FOA Board. Mary Radford, Dave Powell, and Elisa Garin will continue to serve on the Board.
- B. Treasurer
 1. The November financial reports were brought to the meeting and available for review. We are at 101% of budget with no dues in the rears. Dave moved to accept the financials. Elisa seconded the motion. The reports were accepted by a 3-0 vote

II. Review of the Previous Minutes

The Board considered approval of the draft from the November 07, 2019 meeting. Dave moved to approve the minutes from November 07, 2019. Elisa seconded the motion. The minutes were approved by a 3-0 vote.

II. Action Items:

- A. The Board announced the Executive Session decision to award the gutter cleaning bid to Winters Cleaning Services. They will be cleaning and disposing of debris from the gutters.

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- B. The Board announced the Executive Session decision to award a tree trimming bid to A-1 Tree Trimming Services. The insurance companies have expressed concern over branches and leaves touching roofs and buildings. Tree trimming should also be performed before the planned house painting project this spring to facilitate the work. The company will trim, shape, and balance approximately 90 trees throughout the subdivision.
- C. The Board considered approval for release of funds for the purchase of plants and bulbs in an amount not to exceed \$2,500.00 for 161, 193, 202, 205, 228, 237, and 281 Fieldstone Drive. The plantings will be done by a volunteer crew with oversight by Avila Landscape Company. Elisa moved to approve the spending. Dave seconded the motion. The motion passed 3-0.
- D. The Board will consider authorizing payment of the following items. Dave moved that the Board approve payment of all of the items. Mary seconded the motion. The motion passed after discussion 3-0.
 - a. \$26.53 to Steve Soper for fence board replacement and irrigation materials.
 - b. \$21.53 to Bonnie Thrower for pool lanyards and badges.
 - c. \$32.66 to Mary Radford for a pool test kit, copying, and 2 keys.
 - d. \$8.00 to Dave Powell for door re-keying.
- E. The Board will consider adopting a standard form for the association that will be called Rule and CCR Violation Courtesy Notice. Dave suggested that a policy be developed to include a preemptory e-mail to the community at large before this formal notice is sent to any specific owner. Dave moved to adopt the Rule and CCR Violation Courtesy Notice. Elisa seconded the motion. The motion passed 3-0.
- F. The Board will consider authorizing payment to Arrow Striping for the parking, stop, and disabled designation road marking. Dave moved that the Board approve payment of all of the items. Mary seconded the motion. The motion passed after discussion 3-0.
- G. The Board will consider installing a 5-gallon propane tank for the barbeque in the pool area to limit cost and propane waste. Mary moved that this agenda item be modified to approve the purchase and installation of a propane delivery timer at a cost of not more than \$220.00 with a 2 hour maxim to be installed by Campora Propane or authorized contractor. Dave seconded the motion. The motion passed after discussion 3-0.
- H. The Board will consider notifying the neighbor at 340 Bret Harte Drive that the branches of the oak tree on their property overhangs the roofs of the houses at 105 and 119 Fieldstone Drive and poses a hazard. Mary moved that the Board send the neighbor a letter notifying them of the hazard and requesting that they abate the problem. Dave seconded the motion. The motion passed after discussion 3-0.
- I. The Board will consider authorizing a final payment of \$770.00 for the 2020 Reserve Study from John D. Beatty & Co. Elisa moved that the Board approve the expenditure. Dave seconded the motion. The motion passed 3-0.

III. Open Forum

The Board listened to comments from the owners during Open Forum.

The meeting was adjourned at 5:00 p.m.

Minutes submitted by Elisa Garin, Secretary

Minutes Approved at January 11, 2020 Board of Directors Meeting