

Fieldstone HOA
Board of Directors Meeting
DATE: February 21, 2014
LOCATION: Pool
TIME: 2:00 pm

I. Call Meeting to Order - 2:10 p.m.

Establish a Quorum

Verification of Meeting Notice/Agenda - Verified

Board Members Present: Michael Summers, Kris Loving, Bob Loudy and Skip Orvis (via phone conference call) were present.

Absent Board Members: Lynne Mulert

Also Present: Susan Oliver, OMNI Community Management- Community Manager

II. Meeting Minutes Approval

Kris Loving, made a motion to approve the August 13, 2013 Board Meeting and Executive Session Meeting minutes, which was seconded by Bob Loudy. Motion carried.

Bob Loudy made a motion to approve the October 19, 2013, Annual Meeting minutes for membership review and approval at the next Annual Membership Meeting, the motion was seconded by Kris Loving. Motion carried.

III. Open Forum

* The Board unanimously agreed to limit open forum for each member to 5 minutes due to the intensity of business to be conducted.

- A. Membership comments included the following: Appreciation was expressed for the Board's effort with a Town Hall meeting to inform members of the upcoming ballot measure- rental restrictions. FHA requirements for loans was discussed by members.
- B. Resident, Joseph Fontana (174 Fieldstone) requested information about the removal of a tree. Michael Summers responded to the approval process for the removal.
- C. Abigail Padou requested that the Board consider purchasing a community snow blower.
- D. Kathy Stroup further discussed the rental restriction upcoming ballot.
- E. Michael Summers reviewed the Annual Meeting Elections, appreciation for turn out of Town Hall Meeting and increased attendance at meetings.

IV. Treasurer's Report

A. Review of Financials

- Operating cash of \$42,525.59; Reserve Funds of \$267,064.69
- Total amount of overdue assessments are \$17,380.86, Bob Loudy motioned to approve financials, Kris Loving 2nd & all approved.
- The Board reviewed activity regarding the recent Association owned property at 209 Fieldstone. On March 9, 2014 the redemption period is over and the HOA may post

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notice to access the property. The Board tabled a decision on this matter for the next Board Meeting.

- B. CARS Resolution:** Bob Loudy motioned to approve the following resolution: “We authorize and instruct that CARS record Notice of Delinquent Assessment (“Lien”) for the full amount of unpaid assessments, late charges, interest and collection fees and costs against any property that is 90 days or more delinquent if such account has not been reinstated by the Notice of Intent to Lien, until our next meeting tentatively scheduled for April 17, 2014”. Kris Loving 2nd & all approved.
- C. Insurance Claim-** The Insurance claim for #106 is closed and no further action is needed.
- D. 2014 Reserve Update:** The Board approved the Reserve Study presented by Browning Reserve Group; Skip Orvis moved to approve the study, Bob Loudy 2nd & all approved.

V. Old Business

Maintenance Issues:

- 1) **Dry Rot Maintenance:** - The Board approved the Maintenance Committee to spend up to \$7438 for a third party to evaluate repairs needs ; Skip Orvis moved to approve the study, Bob Loudy 2nd & all approved.
- 2) **Painting Review** on houses was tabled pending bids for dry rot review.
- 3) **Pool Light Repairs-** The Board discussed repairs to the pool light. The light in the pool is being repaired in an effort to improve the illumination. The work is not complete and the pool committee will review if the lighting is sufficient after the repair is complete. The pool will also have coping tiles replaced and pool rails installed to meet code requirements.
- 4) **The Pool Committee** was asked to evaluate current costs and service for pool service and proposals from new service companies and report findings to the Board. Management will assist the committee with current rates and any service agreements on file.
- 5) **The Board** tabled approval of the rental restriction amendment language for the next Board meeting. Management is having the language approved through legal counsel (Baydaline and Jacobsen, LLP).

A. Landscape committee

Barbara Soper reported on the work completed on Brett Harte and the recent tree pruning. The committee will be reviewing a plant list plan and reporting to the Board on recommendations in the future.

B. Architectural Committee-

One request for door change

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C. Pool Committee

Committee reported the pool on upcoming repairs and review of the pool service contract at the next Board Meeting.

D. Social Committee

No Update to report

E. Welcoming Committee

Lynne Mulert continues to welcome new residents. She announced that there are three new renters that have moved into the community recently.

F. Communication Committee

Working on website; looking for more options for communication

VI. Meeting Announcement

April 18, 2014

VII. Adjournment to Executive Session

3:29 pm

Submitted by:


Association Manager

Ratified By:


Board Member