

Fieldstone Owners Association
344 Fieldstone Drive
Murphys, CA 95247
February 24, 2016

Meeting Minutes

1. Call Meeting to Order – 9:00 am
Establish a Quorum – Present- Ward Redman, Don Padou, Lynne Mulert, Mary Radford and Phyllis Manford
2. Meeting Minutes Approval
Approval of the Meeting Minutes for the January 27,th February 2nd and February 6th Election of Officers Meetings. Don moved to approve the minutes and Lynne seconded the motion. All approved the motion.
3. Officer and Committee Reports
 - A. Architectural Review Committee – Lynn reported that a letter was sent to owners of 228 Fieldstone Drive regarding the placement of a sign in front of the unit. The sign has since been moved.
 - B. Social Committee – Mary reported on plans for seven events in 2016. (See attached list)
 - C. Treasurers Report – Don presented the report (See attached)
 - D. Pool committee – Ward reported the pool maintenance man has informed him there are stains from leaves in the pool which need special cleaning.
 - E. Landscape Committee – Barbara Soper stated the committee had identified a number of dead plants. A request for replacement of plants at 193 Fieldstone Drive is attached.
4. Update on Unit 209 Foreclosure by Deutsche Bank on January 26, 2016 - Don reported the sale has not been recorded with the County. Deutsche Bank will be responsible for paying monthly dues. Current tenants will be allowed to stay in the unit until May 2017.
5. Set Meeting Schedule for 2016 – Meeting days and times were discussed and it was decided that the Board will meet at 9:00 am on the third Friday every other month. The Board will meet more frequently if needed. The next meeting is scheduled for Friday March 18th at 9:00 am.
6. Authorize Payment of CPA Invoices and Federal and State Taxes – A motion to approve was made by Don and seconded by Phyllis. All approved the motion.
7. Request for a \$50 Donation from Murphys Community Club – No action was taken.
8. Consider Financial Policies Required by our CPA to Complete Next Year's Annual Financial Statement Review – Don reviewed the policies for the Board and moved to

approve the Investment, Cash and Capitalization Policies. Ward seconded the motion. All approved the motion.

9. Consider Request to Fund Social Committee Schedule – The Board reviewed the request for \$300 to cover costs of 2016 Social events. The Board requested that receipts for expenses be turned in to the Treasurer and that money not spent would not automatically be available to the committee. Ward moved to approve the request and Don seconded. All approved the motion.
10. Consider Most Recent Draft of CC&Rs –
 - A. Some owners have petitioned the Board to consider an amendment to the proposed CC & Rs 4.14.5 Garage Maintenance and Parking(see attached) – The petition was discussed by multiple homeowners.
 - B. Don moved to begin the ratification process for the revised CC&Rs. Ward seconded the motion. All approved the motion.
11. Consider Most Recent Draft of Bylaws – Deferred to a future meeting.
12. Request for \$200 by Barbara Soper for Replacement of Dead Plants for 2016. Mary moved to approve. Lynn seconded the motion. The motion failed 2-3.
13. Consider Paint Issue Raised by Two Owners – paint on porch does not match other trim. One owner’s request has already been approved. The other’s request will be clarified with the owner by Lynn. Ward will contact Heisinger Painting to return for a follow up on porch painting.
14. Adjournment – the meeting was adjourned at 11:22.

Fieldstone Owners Association
344 Fieldstone Drive
Murphys, CA. 95247

Treasurer's Report
Feb. 24, 2016

Account Balances (as of Feb. 6-10, 2016)

Operating Account	\$ 32,673.97
Rental Account	\$ 10,839.34
Reserve Fund	\$322,855.69

Update on Unit 209

Deutsche Bank, the holder of the mortgage on Unit 209, foreclosed on the unit on January 26, 2016. The Association will no longer be able to collect rent on the property, which will decrease the income for the Association for the year.

Financial Policies

Our CPA requires the Association to adopt some written financial policies before our next Annual Review. Below are my recommendations.

Cash & Cash Equivalents

The Association treats as a cash equivalent all time deposits with a maturity of less than 60 days.

Investment Policy

The Association invests only in insured deposit accounts, certificates of deposit with a maturity of at least 30 days, money-market accounts and diversified debt funds.

Late Penalties & Association Liens

The Association will assess a late fee of \$25 on all monthly dues assessments received after the 15th of each month. The Treasurer may waive any late fee for good cause shown provided that the Treasurer reports any such waiver to the Board.

The Association may record a lien against any Lot whose owner is in arrears by 90 days or more on any assessment owed to the Association.

Capitalization

I am not prepared to make a recommendation about the Association's capitalization policy at this time. I need to do some research into how the development's property records are recorded.

Proposed 2016 Social Committee Calendar

April 30, Sat or May 1st Sun--Dinner and a Play

Dinner at Murphys Hotel and the play Maple and Vine at Black Bart Theatre

go on goggle

May 7, Saturday Cinco de Mayo Pool Opening Budget \$75.

Held poolside

HOA provide

Tortillas, hamburger, chicken, table service

Attendees bring side dishes, beverages

→ members buy their own tickets

May 27-28 Friday/Saturday Community Garage Sale Budget \$25. *Signs*

Hours 8-3 both days

Participants hold their own sale in their own yard

HOA provide marketing, advertising & signage

June 23, Thursday Hamburger Picnic Budget \$75.

Held poolside

HOA provide hamburger patties/ buns

Attendees bring side dishes, beverages

July 28, Thursday Bocci Ball behind Murphys Hotel No \$ needed

Reserve court-free

Balls sets to rent

Bring snacks and beverages

August 4, Thursday Peach Challenge Budget \$75.

Held poolside

HOA provide pulled pork/buns

Attendee bring peach challenge entry/side dishes, beverages

October 1, Saturday Chili Cook Off Pool Closing Budget \$25.

Held Poolside

HOA provide table service

Attendees bring chili cook off entries/side dishes, beverages

December 21, Wednesday Winter Solstice Celebration Budget \$25.

Location TBA

HOA provide cups, plates and napkins

Attendees bring appetizers, beverages

Landscape Committee Recommendation

After surveying Common Areas the Landscape Committee came up with following recommendations for plant replacement:

137: 1 5 gallon Rhapsiolepis Clara to replace dead one in front of brown box

146: 2 1gal. Erysimums to replace old woody ones that are there and "finished".

193: 2 5gal Viburnum (Spring Bouquet) and 1 1gal. Erysimum to fill in area where dead plants were removed last year

205: 1 5gal Rhapsiolepis to replace dead plant

Pool area: 2 5gal. Mahonia to replace plants removed last year along back fence

Approximate prices from Sea Magic including plants, soil and labor:

7 5gallon plants @ \$20.00.	\$140.00	
3 1gallon plants @ \$8.00.	\$24.00	
	Total:	\$164.00

Still hoping Lynne will have time to walk around with me before Wed. Meeting.

AND this is an excellent time to plant.