

Fieldstone HOA
Board of Directors Meeting Minutes
March 18, 2011
3p.m.

I. Call Meeting to Order at 3:05 p.m.

A. A Quorum was established. Board members present; Carolyn Peterson, Carolynn McIntosh, Steve Soper & Lynne Mulert.

Six (6) home owners were present.

B. Meeting Notice/Agenda verified as revised.

II. Meeting Minutes Approved with noted changes.

A. Agenda verified..

III. Treasurer's Report

A. Review of Financials

-Carolynn McIntosh reported that our Operating Cash is \$26,180 and our Reserve Funds are at \$106,402.

- Total amount of money owed for assessments is \$11,608. Included in past budgets allowances totaling \$7000 for bad debt, so this leaves us with \$4608 of bad debt above our allowances.

- 3 accounts that are more than 30 days overdue. In the past year we've

had 4 to 6 accounts overdue, so this is an improvement.

- Most of the expenses are within budget. The one exception is Maintenance: thru February we spent \$ 4660, which is

about half of our entire budget for this year- \$9500.

- We need to manage this expense category carefully. If we have another

hit, we will need to consider where to cut expenses to come in budget this year.

- Our target controllable expense is pool operation, at \$11,800 for 5 months of operation, so reducing months operation would be an example of something we'd need to discuss if maintenance continues to be a problem.

B. Carolyn McIntosh motioned to spend \$875 for legal fees to get our Election Laws to the CA. standards. Steve Soper 2nd and the board approved.

A. Pool Chair, Mary Radford resigned and Cathy Stroup offered to be the new pool chair.

B. Pool Attendant was revisited and opened to the homeowners at the meeting. Homeowners present did not want a pool attendant. The Board agreed to discuss this issue further in executive session.

C. Mold in garages...Question about construction defects or Homeowners responsibility (Insurance policy). Due to the fact we do not have a resident contractor we will have to wait for a contractor to evaluate.

V. Committee and Manager Reports

A. Pool Committee -

Cathy Stroup has agreed to chair the Pool committee. Duties will entail pool chemical orientation, interview and recommend who to hire as the person to clean restrooms,

deck, and grill area and their job description. The board member(s) will interview the pool area cleaner with Cathy.

B. Architectural Committee -

No report. Tom Thrower absent.

C. Landscape Committee -

Steve Soper reported the plant replacement budget is \$2000. Areas that are most in need of new plants will be replaced first.

Steve reports that he has hired a new landscaper and will be changing

Solan lights (timers for water) at the beginning of the season.

D. Communication Committee -

Carolynn McIntosh reports that the communication letter went out to the Home owners and renters. Cathy Stroup has helped with the activity sign and it is placed at the entrance to Fieldstone.

E. Welcome Committee-

Kris Gialdini reported that she has met with new owners or renters and given out the general rules and pool rules.

Discussed the need to sign that they received the rules.

F. Social Committee -

Post events on sign. Game nights has been successful and

want to include the male population too. They are discussing whether to or not to have a garden party or not.

VI. **New Business**

A. OMNI Board Member Seminar - Members attending
Carolyn Peterson will be attending.

VII. **Open Forum**

A. Discussed the petitions sent out and signed by home owners.

There was a motion to allow over night guest to park in front of house.

Need to change the CC's & R so there is a need to follow procedures. There will be a official ballot sent out from Oliver Management to home owners to vote on these changes to the CC's & R.

B. Discussed to change the Lap Swim Time to one hour from 5-6 p.m..

Carolyn Peterson motion to change lap swim time, Steve Soper 2nd the motion. Letter to go out to homeowners.

VIII. **Meeting Announcement**

A. Next meeting May 20, 2011 at 2 p.m. at the pool.

Oliver Management will be attending.

VIII. **Adjournment to Executive Session**

Meeting adjourned at 4:40 p.m.

