

## AGENDA

Fieldstone Owners Association Meeting  
March 2, 2015  
1:00 PM at 355 Fieldstone Drive

### 1. Call to Order and Establish Quorum

The meeting was called to order by President Ward Redman at 1:00 p.m. Bob Loudy will be late for the meeting; all other members present and quorum established.

### 2. Approve Agenda

Don Padou motioned to approve the agenda for the March 2, 2015 meeting, Kristine Loving seconded. The motion passed and the agenda was unanimously approved.

### 3. Approve Minutes of January 5, 2015

Don Padou motioned to approve the minutes of the January 5, 2015 meeting, Lynne Mulert seconded. The motion passed and the minutes were unanimously approved.

### 4. Officers' Reports

President: Ward Redman presented correspondence from OMNI in regards to Workman's Comp insurance; however, this was handled at the January 5 meeting. Loren Hilden has resigned from the Landscape Committee. Other business will be covered under New Business on the agenda.

Treasurer: The Treasurer's report is attached. Don Padou stated that one owner is behind in assessments; notice will be sent. Due to late fees this creates an irregular amount in the report. Items are still under consideration (see report). Bills from Campora and PG&E arrive every month for the pool/common area. Don Padou recommended turning off the gas to the BBQ and also the electricity to the refrigerators to see if this would make a difference. PG&E can also do an energy audit. Advanced Rood Design has submitted an invoice for roof inspection and gutter cleaning; the invoice has not been paid because last month the board authorized not paying the full amount due to repairs to 116. Advanced Roof has been contacted but has not responded as of this time. The foreclosure, 209 Fieldstone, still owes in assessments. Don recommends expensing it and not carrying forward on our books as it will not be paid back by the former owners. It will be charged off as a bad debt. OMNI will be directed to charge off this amount (see report).

### 5. Committee Reports

Architectural: One review of a fence which was approved.

Pool: Is still being maintained by the pool company. Bathroom doors are being left open, perhaps by landscaping company.

Social: Nothing scheduled at this time; there will be a pool opening party.

Landscape: Nothing to report. Question from member about whether any watering is being done

during the non-rainy time. Concern about drip hoses showing above ground. Ward will contact Sea Magic Landscaping.

Communication: Abigail Padou would like the board to vote on the proposed communication policy at the next meeting. A social networking site is being created by Abigail and will be made available to residents.

### **OLD BUSINESS**

#### 6. Update on 209 Fieldstone Drive

Tenant has moved in, house is rented for \$1350 a month. \$5000 was allocated by the board to ready 209; final bills are still coming in and will be under budget. In 2018 if the band does nothing the house will be HOA owned.

#### 7. CC&R Rewrite

The board has received several comment emails in regards to the rewrite. After the board reviews the documents it will be taken to the lawyer for second draft rewrite. Comments were made in regards to where Fieldstone property lines are, especially in regards to HWY 4 and Bret Harte Drive. Joseph Fontana stated that there are landscaping contradictions. Comments will be condensed to streamline the process.

#### 8. Repair of Gates along Bret Harte Drive

99% finished, bracing will be completed in the new week or two.

### **NEW BUSINESS**

#### 9. Concrete/Driveway Issues

Cracks in driveways have been reported; when weather improves board will bid it out to repair problems. Some of the concrete was improperly poured. There are cracks in the road near the drains and the road needs crack sealing. Don motioned that Ward get bids to fix the concrete and asphalt problems. Lynne Mulert seconded; motion passed.

#### 10. Correspondence

119 Fieldstone has water coming up in the kitchen; owner needs to get the slab tested for leaks. Board has received emails in regards to painting needs which will be covered in the summer. Ward received an email concerning indigent people coming and going from 362 Fieldstone. Discussion followed. In May the HOA will be voting on a new contract for OMNI. Don and Ward are speaking directly to the insurance company and lawyer. Ward and Don are going over the financials and have found that OMNI is making mistakes. An item will be placed on the next agenda to consider not renewing the contract with OMNI. Discussion followed.

#### 11. Owner's Comments

Michael Summers will follow up on solar heating for the pool. Michael Summers stated that the CC&R rewrite payment should be coming out of reserve funds. Don Padou stated that the board must legally vote to expend funds from the reserve fund and that the rewrite costs should be coming out of the operating funds. Ward Redman read the section from Davis-Stirling that states what reserve funds can be used for.

#### Adjournment:

Meeting was adjourned by Ward Redman at 2:36.

**This is a Draft Agenda until it is approved by the Board**

Fieldstone Owners Association  
Treasurer's Report  
March 2, 2015

Account Balances  
As of Jan. 31, 2015  
Cash Basis

Operating Account	\$ 26,317.93
Reserve Fund	<u>\$311,559.61</u>
Total Cash	\$337,877.54

Delinquent Assessments  
Ex. 209 Fieldstone Drive

Owner A	\$387.00	(final collection notice sent out)
Owner B	\$ 331.50	
Owner D	\$ 5.00	
Owner C	<u>\$ 5.00</u>	
Total	\$ 728.00	\$

Other Matters

1. Advanced Roof Design has submitted an invoice for \$5,900 for roof inspection and gutter cleaning. I have not paid the invoice. At our last meeting the Board authorized payment of part of the invoice (total invoice less repairs to unit 116). I proposed the partial payment to Advanced Roof, but they have not gotten back to me. It has been two months. I don't plan on doing anything until I hear from them.
2. Unit 209 is rented to Sara Braydis who lives in Arnold. Sara's Mom, Jean hale, has moved in. We are charging \$1,350 per month in rent. The Board authorized me to spend \$5,000 to make repairs and get the unit ready to rent. All of the bills are not in, but the total that I spent is going to be around\$4,500. I will give the Board an accounting when all the bills are in and paid.
3. We are currently carrying \$20,601.88 on our books as Assessments Payable. This number represents the uncollected assessments on 209. We will never collect this money from the prior owners and we should not be carrying it on our books as if we might. Instead, I recommend that we take a charge (i.e. expense) the amount.

**This report should be attached to the meeting minutes.**