

FIELDSTONE OWNERS ASSOCIATION
APPROVED
Minutes of the Meeting of the Board of Directors
Saturday, March 23, 2019

Location of Meeting:

Pool/Patio Area
344 Fieldstone Drive
Murphys, CA 95247

I. Call to Order

The meeting was called to order at 10:00 a.m. by President, Mary Radford. Officers present were Kevin McWheaney, Elisa Garin, David Powell, and Aaron Smith.

II. Reports

- A. The Board identified a slight increase in water use during the month of February. Investigation revealed that the drip irrigation system in the pool area had been left on. Mary reminded those in attendance that the landscape company's regular duties should include inspecting the system for proper operation and turning off the irrigation zones prior to winter.
- B. The Board identified a significant increase in the electric bill for the month of February. Investigation revealed that the pool contractor had mistakenly programmed the pop-up pool pumps to run for twelve hours per day rather than three hours per day for almost a month. The pump cycles have been reprogrammed to correct the problem.
- C. Mary and Kevin met with representatives from the Campora Propane Company to get a better understanding of the existing contract. Fieldstone Homeowners Association does not own or maintain the large storage tank, meters, or the propane distribution system. The price we pay is based on a regional target price plus ninety five cents. We pay less than non-community customers because our volume requires less service. The current contract expires when we reach a throughput of 20,200,000 gallons. After 15 years, we are one third of the way to that threshold.
- D. 220 Fieldstone Drive: Homeowner is having some work done inside the home and has requested siting of a storage pod in her driveway for two to three months until the interior remodeling is complete. She does not share a driveway and the unit will not be in public view.
- E. Mary suggested that we consider getting a bid for roof inspections. Last year there were a number of costly roof leaks in the subdivision that were the result of leaking flashings, seals, or protruding nails. The reserve study also suggests regular professional inspection of the roofs.
- F. Treasurer's Report: Kevin met with the bookkeeper and reviewed the bills and financials for the past 2 months. Copies of invoices and bills were brought to the meeting. Bookkeeper asked to expand the financial statement to provide 3 months of information at a glance. This information allows cost comparisons between months.

III. Action Items

- A. The Board considered authorizing payment of up to \$500.00 to Matison Roofing for roof repairs that resulted in leaks to units 120, 220, and 249. Elisa moved to approve spending up to \$500.00 to Matison Roofing. Aaron seconded the motion. The motion passed with 4-0 (Kevin abstained because one of the houses that needed repairs was his).
- B. The Board considered authorizing a payment of \$1,500.00 for seasonal touch-up and painting to cover the water damage from the roof leaks in units 120, 249, and 265. Mary reported that

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interview with the contractor executing the current painting contract for touch-up revealed that some of the work specified in the bid had not been completed and some areas that should have been painted were missed. Additional follow up is needed to ensure completion of tasks identified in the existing contract. Discussion was held regarding touch-up vs. whole house repainting, materials quality, developing specifications for painters, and regular follow up of painting projects. Kevin reported that he had obtained a copy of the original paint color descriptions but they are old and do not reflect current formulations. This may result in color variations and blotchy appearance in the touch-ups. Services are available from major manufacturers to professionally conduct a color matching survey. David volunteered to work on developing a painting specification for future projects. Kevin volunteered to set up a spread sheet to identify colors, condition, repairs, and prioritize need. The Board agreed to table this issue to the next meeting.

- C. The Board considered authorizing a payment of \$436.54 for the replacement of window sills, a dormer frame, molding, and painting on unit 189. Kevin volunteered to examine the old financial data to determine whether any of the other homeowners were reimbursed for their repairs. The Board agreed to table this issue until the next meeting.
- D. The Board considered authorizing an increase in the funding for landscaping and new planting by \$600.00 for a total of \$1,400.00 for this spring. The increase would include several additional plants, trees, and soil not covered in the original proposal. David motioned to approve spending an additional \$600.00 on landscape and planting this spring. Kevin seconded the motion. The motion passed with 5-0.
- E. The Board considered authorizing funds to repair the sidewalk at 174 Fieldstone Drive. A contractor has been contacted to evaluate the cause of the damage and to give us a bid for repair. At the time of the meeting the contractor had not provided a bid. The Board agreed to table this issue until the next meeting.
- F. The Board considered discontinuing the use of the pumps and pop-ups that are intended to facilitate pool cleaning for energy savings as recommended by two different pool service companies. Staff report that the devices use energy but are relatively ineffective in consolidating debris in the bottom of the pool. Kevin motioned that we discontinue use of the pop-ups to save energy. Aaron seconded the motion. The motion passed with 5-0.
- G. The Board considered replacing the existing pool maintenance company with Calaveras Pool Service. The current operator does not carry and is not interested in obtaining insurance to cover their work. Calaveras Pool Service has a pool operator's certificate, insurance, and is cheaper than the existing operator. Kevin motioned that we hire Calaveras Pool Service. Elisa seconded the motion. The motion passed with 5-0.
- H. The Board reviewed the fiscal year 2019 Reserve Study dated December 4, 2018. Mary spoke with a representative from John D. Beatty who did the Reserve Study. We are required by state law to annually conduct an evaluation of the subdivision finances called a Reserve Study. Once every three years, the study must include an onsite review. The next physical review will be due before 2020.

Open Forum

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

The meeting was adjourned at 11:59 a.m.

Minutes submitted by Elisa Garin, Secretary,

Minutes approved at the April 13, 2019 Board of Directors Meeting.