

**APPROVED**  
**FIELDSTONE OWNERS ASSOCIATION**  
**Minutes of the Annual Owners Association Meeting**  
**March 3, 2018**  
**11:00, AM**

**Location of Meeting:**

Calaveras County Library, Murphys Branch,  
Community Room  
480 Park Lane  
Murphys, CA 95247

**Present at Meeting:** Don Padou, Elisa Garin, Jon Bratten  
Regrets: Kathy Stroup, Kimberli Smith

The regular annual meeting of the Home Owners of the Fieldstone Owners Association (rescheduled from January 10, 2018) was called to order at 11:03 am on Saturday, February 3, 2018 at the Murphys Branch Library by Don Padou, Board Member at Large. Since a quorum was not met at the previous meeting to approve pertinent issues such as IRS Ruling 70-604, this subsequent meeting only requires a presence of 25% of the households (12).

A quorum of 12 households was established with representatives from the following families present: Padou, Bratten, Garin, Womack, Hilden, Anctil, Radford, Reich, Morrison, Lin-Downs, Millar, and Nilsen.

**I. Approval of Agenda**

The agenda for the meeting was distributed.

**II. Review of the Previous Minutes**

The minutes of the previous meeting were reviewed and unanimously approved. Motion: Jon Bratten/  
2<sup>nd</sup> Mike Womack

Ayes 12 Nay 0 Motion Carried.

**III. Consideration of Open Issues**

1. Old Business:
  - a. IRS Ruling 70-604: Allows Home Owner Associations to carry forward excess membership income from assessments from one tax year and apply them to the next without tax implications. Membership was advised of the option at this meeting and elected to apply Revenue Ruling 70-604 to our funds. Motion: Jon Bratten/2<sup>nd</sup> Mike Womack. Ayes 12 Nay 0 Motion carried.
2. Committee Reports: None presented.
3. New Business:
  - a. Open Forum: Discussion on financial status of association. Request made for information on reserve and Certificate of Deposit (CD) accounts. Members referred to the Fieldstone Owners Association website for detailed financial reports. Some members asked why we don't provide information on financials at all this meeting. Information was gathered, reports generated, and it was included in the past, but the homeowners didn't seem to take an interest so the practice was abandoned. With renewed interest, it was suggested that inclusion of a treasurer's report in subsequent meetings be considered. Interested homeowners advised to contact Board President

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- Cathy Stroup to request inclusion of such reports in the annual owners and general Board meetings.
- b. Unit 269: A home inspection was conducted on this unit in preparation for sale. Some dry rot and damage to the exterior of the building noted in the inspection report. Owner requests procedure for notifying the Owners Association of the issues for resolution. Owner advised to refer the issues to Board President for inclusion in maintenance schedule and resolution.
  - c. Communication Committee: Chairmanship of this committee. Current chair has been involved for several years and is ready to step down. Anyone interested in learning more about the position is asked to contact Abigail Padou.
  - d. Management Company: Recently a poll was conducted by several home owners regarding interest in contracting with a management company to oversee some of the operations of association. Members wanted to know how to present the idea to the Board of Directors for further investigation. Members were advised to contact the Owners Association President or one of the Board members to propose consideration of the issue. Carolyn Antil volunteered to poll home owners, other homeowners associations, and investigate what tasks could/should be delegated with such a contract. She was advised to contact the Board President for information on how to present her findings.
  - e. Choose Civility Initiative: A proposal was made that we adopt rules for “civility” at meetings such as those adopted by the Calaveras County Office of Education several years ago. They developed a program for their work areas that focused on making schools and communities friendlier, more civil environments. The Secretary will forward a summary of the “11 Principles” to the Board President for consideration of adopting at the next Board meeting.

**IV. Agenda & Time of Next Meeting**

The agenda, time, and location for the next meeting will be announced not less than four days before commencement:

The meeting was adjourned at 12:25 PM. Motion: Faye Morrison/2<sup>nd</sup> Mary Reich  
Ayes 12 Nay 0 Motion carried.

Minutes submitted by: Elisa R. Garin, Secretary  
Minutes Approved on February 23, 2019 Annual Owners Association Meeting