

FIELDSTONE OWNERS ASSOCIATION
APPROVED
Minutes of the Meeting of the Board of Directors
Saturday, April 13, 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 p.m. by President, Mary Radford. Officers present were Dave Powell, Elisa Garin, Kevin McWeeney, and Aaron Smith.

II. Reports

1. Calaveras Pool Service has begun servicing the pool. Likely reduction in annual cost \$2,140.00.
2. Turning off the “pop-up” pumps as approved during last meeting has resulted in a significant savings in the PGE bill. Overall savings may be as much as 50%. Elimination of the pop-ups has resulted in no appreciable difference in pool cleanliness.
3. Ace painting has agreed to finish uncompleted work from the previous contract or reimburse the Association for the difference.
4. The gutters for 5 units were identified as needing cleaning. Sea Magic cleaned the gutters upon request.
5. Roof leaks and subsequent repairs for winter of 2018-19 have been completed.
6. Sea Magic Landscaping is gearing up to begin planting and replacing a number of shrubs and trees throughout the subdivision.
7. The Treasurer brought copies of bills and bank statements to the meeting for review. All bills have been paid for this month.

III. Review of the Previous Minutes

Approval of the draft minutes from January 30, 2019, February 13, 2019, and March 23, 2019 meetings. Kevin moved to accept the minutes. Dave seconded the motion. The minutes were approved by a 5-0 vote.

IV. Action Items

1. The Board considered approval of John D. Beatty & Company to conduct the physical inspection required every 3 years of the subdivision for the 2020 Reserve Study predicted allocations and to allocate \$630.00 as a deposit for the work. Total cost of the onsite inspection will be \$1,400.00. Kevin moved to approve the company and expenditure for the deposit. Elisa seconded the motion. The motion passed 5-0.
2. The Board considered approval of the 2018 Reserve Study but it was determined that it was approved during the December 20, 2018 Board Meeting.
3. The Board considered authorizing a payment of \$25.00 for purchase of a vinyl restorer for the lounge chairs by the pool. Kevin moved to approve the spending. Aaron seconded the motion. The motion passed 5-0.
4. The Board considered authorizing a payment of \$45.00 for purchase of 2 tarps to cover the metal lounge chairs by the pool. Kevin moved to approve the spending. Elisa seconded the motion. The motion passed 5-0.

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5. The Board considered authorizing a payment of up to \$100.00 for purchase paint and prep materials to rejuvenate the lounge chairs by the pool. Kevin moved to approve the spending. Aaron seconded the motion. The motion passed 5-0.
6. The Board considered authorizing expenditure of up to \$15,000 to have Gold Paving & Sealing hot-fill cracks, repair "alligator" cracks, seal coat the road, and paint parking lines on Fieldstone Drive. Kevin moved to approve the spending. Aaron seconded the motion. Aaron withdrew his second and Kevin amended his motion to postpone authorizing the expenditure to solicit additional written bids for the project. Aaron seconded the amended motion. The motion passed 5-0. The Board also approved creation of an ad hoc committee including Mark Davis to develop and review specifications for the bids.
7. The Board considered approving expenses of up to \$400.00 by the Social Committee to purchase materials for the 2019 social events. Aaron moved to approve the spending. Dave seconded the motion. The motion passed 5-0.
8. The Board considered approving Cathy Stroup and Nikki McWeeney as Co-agents for the Social Committee. Kevin moved to approve the two applicants. Dave seconded the motion. The motion passed 5-0.
9. The Board considered authorizing a payment of \$300.00 for purchase of soil and flowers for the entrance, island, and mailbox areas. Kevin volunteered to do the planting. Dave moved to approve the spending and have Kevin do the planting. Kevin seconded the motion. The Board acknowledged that it might be wise to have the landscape company do the planting since they will be responsible for watering and maintaining the area. Kevin withdrew his second and Dave amended the motion to authorize the expenditure but have Sea Magic conduct the planting. Kevin seconded the amended motion. The motion passed 4-1. The votes were as follows: Mary-yes, Dave-yes, Elisa-yes, Kevin-yes, Aaron-no.
10. The Board considered whether the concrete issues at Unit 116 meet the criteria for the repairs scheduled to be conducted in May. Dave moved that the Board consult with an attorney on the efficacy of repairing issues resulting from contractor defects. Aaron seconded the motion. The motion passed 4-1. The votes were as follows: Mary-yes, Dave-yes, Elisa-yes, Kevin-no, Aaron- yes.
11. The Board considered authorizing a payment of \$1,553.80 for the installation of a six-inch slotted drain and retaining wall in the back yard of Unit 119 to collect and redirect storm water. Kevin moved to approve the spending. Elisa seconded the motion. Elisa withdrew her second and Kevin amended the motion to authorize an additional \$205.00 to the expenditure for the cleaning of the sump included as part of the collection system. Elisa seconded the motion. Mary suggested that the reimbursement be contingent upon the homeowner supplying a release of liability to the Association for the work. The motion passed 3-2. The votes were as follows: Mary-no, Dave-yes, Elisa-no, Kevin-yes, Aaron- yes.
12. The Board considered authorizing a payment of \$1,100.00 to reimburse the homeowner of Unit 119 for the installation of a drain he had constructed in the driveway. Kevin moved to approve the expenditure but there was no second. Kevin moved that the Board split the cost of installation with the homeowner but there was no second. Both motions failed for lack of a second.
13. The Board considered a request to contract with a management company to perform functions currently done by the Board such as fee collection, bill paying, financial report preparation, budgeting, accounting services, policy development, distribution of meeting notices, elections, and recommendation of vendors . Kevin moved to identify and solicit

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bids from several management companies and then return to the Board with the results. Dave seconded the motion. The motion passed 3-2. The votes were as follows: Mary-no, Dave-yes, Elisa-yes, Kevin-yes, Aaron-no.

14. The Board considered authorizing expenditure of up to \$3,000 to have roof inspections performed on all 46 Fieldstone units by Advanced Roof Designs. Dave motioned that additional bids be solicited for the roof inspections. Aaron seconded the motion. The motion passed 5-0.
15. The Board considered withholding the balance of \$100.00 from X-Clusive Pool Service because they were replaced mid-month by a new company. There was no evidence of a written contract to validate the \$300.00 per month charge but because the company had been being paid on a month to month basis, the Board chose to allow distribution of the final payment per the verbal agreement for work.
16. The Board considered authorizing expenditure of up to \$200 for office supplies for 2019. Kevin motioned to approve the spending. Aaron seconded the motion. The motion passed 5-0.
17. The Board considered authorizing a payment of \$335.00 to Calaveras County Environmental Health, Pool Program for the Annual Pool Fee. Kevin motioned to approve the spending. Aaron seconded the motion. The motion passed 5-0.

III. Open Forum

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

The meeting was adjourned at 12:50 a.m.

Minutes submitted by Elisa Garin, Secretary

Minutes approved at the June 11, 2019 Board of Directors Meeting.