

Minutes

Fieldstone Owner's Association Meeting
May 4, 2015
1:00 PM – Pool Area

1. Call to Order and Establish Quorum

The meeting was called to order by Ward Redman at 1:03 pm. All members present.

2. Approve Agenda

Kristine Loving motioned to approve the agenda, Don Padou seconded. Unanimously passed.

3. Approve Minutes of March 2, 2015

Lynne Mulert motioned to approve the minutes of March 2, 2015, Don Padou seconded. Unanimously passed.

4. Officers' Reports

Treasurer: see attached report. Don is waiting for the report on the two CDs that the Homeowner's Association carries. The Sanitary District received notice of foreclosure on 209 Fieldstone due to liens. After Don talks to the lawyer that handled the 209 foreclosure Fieldstone homeowner's will be updated on the process. Don believes it will be months before the 209 foreclosure by the bank happens.

President: Ward stated that an Executive Session of the board was held on April 13, 2015. The board discussed the CC&R update and discussed not renewing the contract with OMNI. The board voted unanimously to not renew. The lock is broken on the pool gate will be fixed immediately.

5. Committee Reports

Communication: The committee is working on a Directory update. All owners and renters will be contacted for updated information.

Social: Asked for funds for social events.

Pool: the pool is open. Water aerobics will be held Monday and Friday at 3:15 pm and Tuesdays, Wednesdays, and Thursdays at 4:15 pm. No water aerobics on the weekends and it is always weather permitting. Bonnie Thrower, chairperson, also requested that pool users cover the chaise lounge pads with personal towels,

OLD BUSINESS

6. Board vote/consideration of Communication Policy

Lynne moved to accept the Communication Policy and provide \$150.00 in funds to publish a new Directory; Bob Loudy seconded and motion passed unanimously.

7. CC&R Rewrite – next steps

At the Executive Session the board reviewed the compilation of comments. A letter will be sent to the lawyer in regards to errors and non-confrontational issues. The second draft will address other issues.

NEW BUSINESS

8. Request by Social Committee: \$100 for pool opening party, \$400 for BBQ events on 6/13, 7/25, 8/15 and for pool closing party at a date TBD

Kris motioned to accept the committee's request, Bob seconded – motion passed unanimously.

Request by Landscape Committee: \$283 for 15 gallon Chinese Pistache tree for 174 Fieldstone Dr. Discussion followed specifically in regards to the current drought concerns. Tree will not be planted at this time.

Request by Steve Soper: Approx. \$4,320 + labor for new irrigation controllers
Discussion followed regarding irrigation controllers. Sea Magic has permission to replace irrigation parts as needed. Steve Soper stated that funds are already put aside in the budget for replacement parts, and that he had not asked for this amount. If necessary, John from Sea Magic, redirects one controller to handle two houses. Discussion followed on other types of controllers.

Request by Margie Quarry: Reimbursement for Shades Damaged by Painters
Letter from Margie states that shades on house were damaged by painters and she wants reimbursement to replace shades. It is the responsibility of the owners/residents to remove items from porches before painting. Board needs to establish responsibility and also needs an exact amount before considering replacement.

9. Bids on sealing cracks in roadway

Two bids were received; necessary to seal cracks from the elements. Don Padou motioned to accept Ron Cooper Engineering's bid, Bob Loudy seconded. Motion passed unanimously.

10. Pool employee

Chemicals in the pool need to be checked every day. Seven people volunteered to check the pool chemicals on a rotating schedule. Ward Redman will demonstrate to the volunteers how to check the pool and a procedure will be written up.

11. Committee Volunteers

Everyone is welcome to join committees; committees serve at the pleasure and direction of the board.

12. Water Use and Rationing

Discussion on water use and rationing. Possible cutbacks up to 25 %. Landscape is on drip system. Suggestion of a pool cover; not a possibility.

13. Correspondence

One letter received about landscaping from an owner. Ward will call the owner to discuss any issues.

14. Owner's Comments

Tom Thrower spoke in regards to OMNI cancellation. Discussion followed on checks and balances. Ward stated that most HOAs in the area, including large associations are self-managed. 90% use Ebbett's Pass Accounting and that is who we will be using for our audit. EPPO (Ebbett's Pass Property Owners) meets once a month and it would be prudent to have a volunteer attend these valuable meetings. Don Anctil brought up the rust on Campora propane meters which will be taken care of this summer. Steve Soper brought up the outstanding roof maintenance bill. Don Padou will resolve this issue with the roofing company.

15. Adjournment

Meeting was adjourned at 2:55 pm.

Fieldstone Owners Association
Treasurer's Report
May 4, 2015

Account Balances
As of March 2015
Cash Basis

Operating Account	\$ 32,586.54
Reserve Fund	<u>\$ 316,750.50¹</u>
Total Cash	\$ 349,337.04

Delinquent Assessments
Ex. 209 Fieldstone Drive

Owner A	\$ 15.00
Owner B	<u>\$ 331.50</u>
Total	\$ 346.50

Other Matters

1. 209 Foreclosure. On Friday May 1, 2015 I received a copy of a notice of foreclosure on 209. I received the document from Murphys Sanitary District. Murphys Sanitary District received a copy of the notice because they have had liens on 209. I suspect that our foreclosure lawyers also received a copy on our behalf, but did not forward it to us.

THIS REPORT SHOULD BE ADDED TO THE MEETING MINUTES.

¹ The amount reported in the Reserve Fund is not based on a review of bank statements. OMNI has not provided me with the statements for the two CDs that we own. I used the amounts reported by OMNI in the monthly balance sheet as the balance of the CDs.