

Minutes

Fieldstone Owners Association Meeting
July 6, 2015
1:00 PM – Pool Area

1. Call to Order and Establish Quorum

Meeting was called to order at 1:00 pm; member Bob Loudy absent.

2. Approve Agenda

Kris Loving moved to approve the agenda with the addition of discussion of replacement outside shades at 225 Fieldstone allegedly damaged by painters. Don Padou seconded and agenda was approved.

3. Approve Minutes of May 4, 2015

Don Padou motioned to approve the minutes, Lynne Mulert seconded and minutes were approved.

4. Approve Minutes of Executive Session, May 19, 2015.

Don Padou motioned to approve the minutes, Lynne Mulert seconded and minutes were approved.

5. Officers' Reports: President and Treasurer

Treasurer: no delinquency issues. Cash is now in a bank account at El Dorado Savings bank. The reserve fund has outstanding CDs in an account at Commerce Bank in Stockton where they will expire and be moved to El Dorado or another account eventually. Don would like to propose that the HOA approves \$250 for envelopes and postage for the bookkeeper and himself. Don motioned to approve the expense, Lynne seconded and motion passed.

Assessments are being paid in a variety of ways. Don moved to waive late fees only for the month of July as we transition to self-management, Kris seconded and motion passed. Payments are due on the first of the month.

President: No diving signs were added to the concrete around the pool and it passed the County Inspection.

6. Committee Reports:

Architectural Review: A request has been received for adding a side fence at 277 Fieldstone.

Communications: Abigail Padou hoped everyone had received a Fieldstone directory; extras are in a box near the mailboxes. A new method of communication is in place: FieldstoneMurphys@googlegroups.com – it's a way for residents to informally communicate. Abigail has information on how to join. People already on the email list will receive an invitation to join the group.

Landscape: There have been leaks in the irrigation system if you notice one turn off the water to the system immediately. Plants are still being watered but not as often per regulations. Residents may add additional water to suffering plants as needed. The pork chop planting area on the backside needs to be watered by a hose from a nearby house. The owner will be contacted for permission.

Pool: Diving signs added and volunteers are checking the chemicals daily. The heater is broken and Ward has received estimates to repair or replace. There are maintenance issues with our present pool contractor Mike Lima; pool not being cleaned and maintained on a regular basis. Algae have become an issue and filter has not been running on a regular basis.

Social: Sunday July 26 will be a tri-tip sandwich BBQ; 5-6 Social Hour and dinner to follow.

Welcoming: New residents have been contacted.

7. Sun Shades at 225:

All owners/renters were contacted to remove everything on porches before painting of homes began. Discussion followed on liability of HOA to replace shades.

OLD BUSINESS

8. Update on CC&Rs: No word from lawyer at this time.

9. Water Conservation:

Water to plants from irrigation system is being regulated. See local water company websites for water conservation information.

NEW BUSINESS

10. System of Management

At present there is no management company. HOA must give information to buyers and title companies. All is available on our website and a form must be signed stating correct information is on the website. Davis-Stirling states that the HOA can charge a fee if anyone desires a hard copy. Don motioned to charge a fee of \$1.00 a page and Lynne seconded, motion passed.

11. Pool heater

The pool heater will be replaced as soon as possible. Repair is too costly. Don motioned and Lynne seconded to accept the Leslie Pool bid to be paid out of the reserve funds. Motion passed.

12. EPPOC

Kris motioned to accept Carolyn Petersen as our volunteer representative and the HOA will pay for membership of \$35.00 a year. Lynne Mulert seconded and motion passed.

13. Request for \$250 for office supplies (including envelopes and postage)

See treasurer's report

14. Painting Schedule

Don and Ward contacted painters. One bid included power washing and that would have to be checked with the local water company for an okay. 33 porches need maintenance and repainting. Don would like to email owners the bid with house numbers for additional communication from owners as to any issues they've noticed. The company is Heisinger and there is a separate bid to replace window/sills.

15. Correspondence

One letter about HOA payment information.

16. Owner's Comments

Discussion followed on HOA dues.

17. Adjournment

Meeting adjourned at 2:48 pm

Fieldstone Owners Association
344 Fieldstone Drive
Murphys, CA. 95247

TREASURER'S REPORT

July 6, 2015

Account Balances (as of May 31, 2015):

Operating Account	\$ 34,598.71
Reserve Fund	\$324,696.38 ¹
Rental Account	\$ 4,919.01
Total	\$364,214.10

Delinquency Report:

Owner A	\$331.50
Owner B	\$25.00

Notices:

We have changed our bank from Bank of Commerce in Sacramento to El Dorado Savings Bank in Murphys. This means that owners need to change how they pay their monthly assessments.

If owners pay by mail they should send checks to:

Fieldstone Owners Association
344 Fieldstone Drive
Murphys, CA. 95247

If owners pay their assessments electronically they need to change the transfer or payment to the Association's El Dorado account. The new account information has been emailed or mailed to all owners (except three). Owners can get the information from Don Padou.

Proposals:

1. Authorize the Treasurer to pay up to \$250 for supplies such as postage and envelopes. OMNI used to pay our bills and charged us for postage and office supplies. The Treasurer now pays the bills and has been using his own postage and supplies.
2. Waive any late fees or penalties for the July monthly assessment.

¹ The Reserve Fund has \$161,833.74 in cash. The fund has two CDs with balances of \$60,126.06 and \$102,736.58. OMNI cannot find the May statement for the second CD. So, the balance is based on the April statement.