

Fieldstone HOA
Board of Directors Meeting
DATE: August 15, 2014
LOCATION: Pool
TIME: 2:00 pm

I. Call Meeting to Order - 2:10 p.m.

Establish a Quorum

Verification of Meeting Notice/Agenda - Verified

Board Members Present: Michael Summers, Kris Loving and Lynne Mulert

Absent Board Members: Bob Loudy

Also Present: Rachael Leonard, OMNI Representative

II. Meeting Minutes Approval

Motion was made by Director Lynne Mulert and seconded by Director Kris Loving to approve the March 9, 2014 and June 20, 2014 Meeting Minutes as presented. The motion was unanimously approved.

III. President Message

Director Michael Summers announced:

- Board approved the re-writing of the CC&R's currently Carolyn Macintosh is working on the re-write to make them more readable and updated for insurance purposes.
- Survey was mailed out and to please return so the board may have the member's point of view.
- Annual meeting is on October 18, 2014 and a special speaker from the fire department will be attending.
- Encouraged involvement-three board positions will be available this year.
- Maintenance issues-Memo will be mailed out to clarify HOA responsibility and Homeowners responsibility.
- Gave a solar report on bids obtained.

IV. Open Forum

- A. Membership comments included the following: Tom Thrower voiced his dormer concerns, homeowners responsibly verse HOA responsibly needed to be clarified.

V. Treasurer's Report

A. Review of Financials:

- Operating cash of \$40,649.49; Reserve Funds of \$297,981.26.
- Total amount of overdue assessments is \$17,739.38 down \$657.98 from when we met in June 2014. Director Lynne Mulert motioned to approve financials, Kris Loving 2nd & all approved.
- Carolyn Macintosh reported approximately \$7000.00 was moved from the operating budget account to the reserve account due to a coding error. That puts the budget right on target for the year.
- Director Lynne Mulert motioned to approve renewing the reserve fund CD in the amount of \$60,000 for 18 month term at .350% at the Sacramento Bank of Commerce which was seconded by Director Kris Loving. The motion was unanimously approved.
- The Board discussed and reviewed the 2015 Budget. Director Lynne Mulert motioned to

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approve the 2015 Budget, and which was seconded by Director Kris Loving. The motion was unanimously approved.

- B. CARS Resolution:** Director Kris Loving motioned to approve the following resolution: “We authorize and instruct that CARS record Notice of Delinquent Assessment (“Lien”) for the full amount of unpaid assessments, late charges, interest and collection fees and costs against any property that is 90 days or more delinquent if such account has not been reinstated by the Notice of Intent to Lien, until our next meeting tentatively scheduled for October 11, 2014”. Director Lynne Mulert seconded, the motion was unanimously approved.

VI. Old Business

- 1) Revision of CC&R update by Michael Summers: Carolynn McIntosh is currently working on re-writing the CC&R’s with Attorney Darren Bevan, ESQ. Baydaline & Jacobsen LLP. The CC&R’s need to be updated to reflect the new Davis Sterling Act.
- 2) Director Michael Summers gave a status on 209 Fieldstone-the foreclosure is completed, the locks were changed and home inspected. Objective it so sell and the HOA recoup the past owed assessments.
- 3) Solar Heating of the Pool-Tabled pending Bids

VII. New Business

- 1) Member Ward Redman presented the Neighborhood Watch Program on behalf of Jalyne Redman. Implementation of the Neighborhood Watch Program informational pamphlet was presented to the Board for review. Motion was made by Director Lynne Mulert and seconded by Kris Loving to approve the Neighborhood Watch Program. The motion was unanimously approved.
- 2) House Painting Bids-The Board reviewed the bids on the exterior painting per the 2014 Painting Schedule. Motion was made by Director Kris Loving to approve Cal-Pro Painting Contract for \$23,635.00 and seconded by Director Lynne Mulert. The motion was unanimously approved.
- 3) The Board reviewed and discussed Todeschini Constructions proposal for repairs on the Dormers.
- 4) Roof Inspection/Inspection and Cleaning Gutters-The Board reviewed and discussed the bids for the roof inspections and gutter cleaning. Motion was made by Director Kris Loving to approve Advanced Roof Design contract for inspecting roof and cleaning the gutters for \$5,978.00 and was seconded by Director Lynne Mulert. The motion was unanimously approved.
- 5) The Board reviewed and discussed the Rental Restriction OMNI Contract. Motion was made by Director by Lynne Mulert to approve the Rental Restriction OMNI Contract and seconded by Director Kris Loving. The motion was unanimously approved.

VIII. Committee/Managers Report:

A. Landscape Committee

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Loren Hilden from the Landscape Committee reported an irrigation inspection was completed and the Sea Magic was contacted to make necessary irrigation repairs. New plants were ordered, a reminder went out to the members that no yard art is allowed. The red twig dogwoods were cut during their flowering time. Landscape Committee will be obtaining bids to re-bark.

Architectural Committee

The committee reported that Margaret Quarry at 255 Fieldstone requested to install a sun shade it was approved and installed.

B. Pool Committee

Bonny Thrower from the Pool Committee reported the pool will be closed on Friday 22nd from 8am-1pm for cosmetic grout work in-between the tiles and between the skimmers. Also, the white pad covers for the chaise are temporary and new ones that corrdinate with the green covers will replace the white covers. Timer on the clock is not working and needs to be repaired.

C. Social Committee –More pot lucks are being planned.

D. Welcoming Committee

Kris Loving reported a survey was taking and the association received high rating over all. Kris stated that 38 gas meters are rusted and Campora is responsible for replacement.

E. Communication Committee

Bingo been hosted twice and the turnout was very good.

IX. Meeting Announcement

October 18, 2014

X. Adjournment to Executive Session

4:50 pm

Submitted by:

Ratified By:

Association Manager

Board Member