

Fieldstone Owners' Association
344 Fieldstone Drive
Murphys, CA 95247

Minutes
September 16, 2016
9:00 a.m. at the Pool

1. **Call to Order** – The meeting was called to order at 9:06 a.m. The following members were present: Ward Redman, Don Padou, Mary Radford and Phyllis Manford.
2. **Approval of minutes** from August 17th and August 23rd - Don made a motion to approve the minutes as written. Mary seconded the motion. The motion carried 4/0.
3. **Open Forum -**
4. **President's report** –
Pool tile will be repaired today. The water level has been lowered to accommodate repair.
5. **Treasurer's report** –
There are no delinquent dues.
6. **Board Members comments** –
There were no comments
7. **Action Items** –
 - a. Possible appointment to Board to serve out open term – Don made a motion to appoint Jon Bratten to the Board. Phyllis seconded the motion and all were in favor.
 - b. Review of reserve study quote-
Ward reported the reserve study is required to include an onsite visit every three years.
The Board reviewed a quote for the reserve study submitted by John D. Beatty and Company for \$1,600. The Board had previously approved this expenditure.
 - c. Pool repairs – tile repairs are scheduled to be made today. The chlorinator is wearing out and new parts have been installed. The pool maintenance person recommended a new chlorine injection system. No action was taken at this time. Based on water leakage, it was determined the pool has a leak. Ward has contacted a company to inspect for leaks.
 - d. Discuss bid for repairs and painting – One bid was received from Ace Painting and Fine Finishes. The bid was reviewed by the Board. It was decided the Board wanted to go on a walk around with the contractor.
 - e. 2017 Operating and Reserve budget – The budgets were reviewed by the Board. The biggest expense is insurance. Don noted there will be a ten dollar increase in dues starting in 2017. Don made a motion to approve the operating and reserve budgets. Phyllis seconded the motion and all were in favor.
 - f. Address openings on committees –
 1. Welcome committee – Jon and Ward will serve
 2. Communications – Abigail, Carolyn A. & Gale will serve
 3. Pool – Brian, Bonny, Ward & Elson will serve

4. Social – Cathy, Mary, Phyllis & possibly Gale will serve
5. Landscape – Barbara, Steve, Cathy & Mary will serve

8. **Update on CC&Rs and Bylaws** – There have been three iterations of the CC&Rs. There have been two iterations of the By-Laws. Don presented the latest version of the Restated Bylaws. The Board postponed taking any action to give Board members more time to review the most recent draft.

9. **Adjournment** – The meeting was adjourned at 10:55 a.m.