

FOA Board Meeting Notes: December 11, 2009

Meeting called to order 2:06pm

Home of Carolyn Petersen

Present:

Michael Summers

Carolynn McIntosh

Judy Creighton

Absent:

Steve Somers

Carolyn Petersen

Minutes of January meeting read and revised. CMcIntosh will send revisions to Rikki

PRESIDENT'S REPORT:

Michael Summers reported on the Campora gas outage on Dec 7, 2009. Campora had failed to refill our tank "drained not refilled properly due to a computer error". MS directed Campora to restart the process, taking care of elderly residents first and alerting them to units where residents were present. Campora needed access to all units to relight the pilot lights. Finished by December 8, 2009.

Suggestions for Future:

Alert Oliver Mgmt to the situation and notify all owners by email.

Identify elderly who need immediate contact

MS will write letter to Campora to acknowledge their quick response.

Newsletter item: positive story about how neighbors supported each other through this situation.

MS will re-initiate the process for the resealing project for dryer/warmer weather in Spring 2010.

TREASURER'S REPORT:

See Treasurer's Report submitted in packet.

M/S/P (motioned/seconded/passed) to renew current CD at current rate.

Ask Oliver Mgmt to explain how overdue accounts are handled and responded to at the next Board Meeting.

Ask Oliver Mgmt to extract that information to print in the next newsletter for further clarification for owners.

M/S/P to accept the FOA Revised Rule Enforcement Policy.

OLD BUSINESS:

#A Michael Summers discussed sending the Revised Pool Rules for 30-day review process.

Remove the Pool Enforcement Policy section from Pool Rules since it's contained in the overall Rule Enforcement Policy with infractions noted.

#B CMacIntosh M/S/P to accept the \$514.00 Workers Compensation Policy "Gap" Insurance. This policy is for employees and contract labor lapses and excludes residents and board members.

#C Pool Care: CMacIntosh reports that the pool lights are now kept on 24/7 for safety. LED lights have been installed which drops the cost of lighting with on/off photo cell controls. Calaveras Environmental Health Dept officer Paul Eades informed that a sign is posted stating "Pool Closed" requires that no daily records be kept. Weekly will be kept by our pool maintenance service. Pool still needs to be chemically balanced weekly even when pool is closed.

MSP "to accept the recommendation from Paul Eades, Calaveras EHD officer, to no longer require daily records. We will rely on Carefree Pool Company to monitor the pool on a weekly basis"

Note: As of 7/1/10 Calaveras EHD will start enforcing the mandatory drain covers. CMacIntosh states that we already have these installed and are compliance.

#D Rule Summary for New Residents

CMac Intosh presented the revised Fieldstone Rule Summary.

MSP "to accept new summary of rules and post it on the FOA website and the FOA Info Board. Give to "Welcome Committee" and to any appropriate property managers"

#E Porch Painting:

One more house left to paint to complete all houses designated for 2009.

Schedule for house painting 2010 to be posted on FOA Info Board.

#F Fieldstone Holiday Progressive Dinner Event has been organized with 20-25 to participate on December 19, 2009 6:30-9:30pm at five houses, 25 minutes per home.

COMMITTEE REPORTS

POOL COMMITTEE: Chris Gialdini , Pool Chairperson

Purchase of "Knox Box" to hold key for firefighters access to pool gate still being researched

1. Presented Primary Responsibilities (job description) for Pool Attendant 2010

Hours: Fri 1-6, Sat 12-8pm and Sunday 12-8 pm

MSP to hire Pool Attendant for 2010 Pool Season

Increase salary to \$12 hour

Chris will call to rehire Trish for 2010 season with revision of hours

Decided that Pool Attendant is to keep a daily log of interactions/corrections made with pool users so that incidents can be easily tracked and compiled for any disciplinary action needed

ARCHITECTURAL COMMITTEE: Judy Creighton

MSP to accept the revised version of the Architectural Improvement Application as presented by Oliver Mgmt Co and sent in annual package. Carolynn will send final copy to Rikki to send to Board.

Solar Address Numbers: Chris will research solar house number systems to find suitable replacements.

COMMUNICATION COMMITTEE: Carolynn MacIntosh

Next newsletter to be sent in February 2010.

NEW BUSINESS:

2010 House Paintings: Michael Summers will call for bids in March 2010

Plan to paint in April May, before summer hot season

2010 Reserve Study will be on site; it will go out for bid early summer.

Reserve Expenditures: now \$67,000

Review of upcoming or projected expenses including concrete, pool chlorinator, house painting to track reserve expenditure allocations

Next Meeting: Friday, February 19, 2010 at 2pm. Place??

Notes taken by Judy Creighton

Submitted to Carolyn Peterson, Secretary

12/23/09