

FIELDSTONE HOMEOWNERS MEETING

FEBRUARY 19, 2010

Meeting was called to order by President Michael Summers at 2:10PM.

Board members present: Michael Summers, Steve Soper, Carolynn McIntosh, Judy Creighton and Carolyn Petersen.

Rikki Richter from Oliver Management was, also, present to represent Oliver Management.

The minutes from the December meeting were reviewed and corrected.

President's Report –

Michael reviewed the events for 2009 –

- Progress on the budget and reserve study
- Landscaping
- Pool rules
- Social events
- Running out of propane on the one of the coldest days
- Resealing of the roads

2010 will start off and continue with more strategic thinking and planning for the welfare of Fieldstone. The board has been able to progress to bi-monthly meetings.

Rikki provided the Board members with a calendar with meetings scheduled. The Board will be able to add other events and post on the bulletin board. Rikki, also, provided a schedule worksheet for the reserve budget.

Treasurer's Report –

Carolynn McIntosh reported \$98,600 in reserve funds, \$32,000 in operating cash. An expense of \$625 belongs in maintenance and repair **not** landscaping. There is currently 6% to 7% in overdue homeowners dues.

The electricity bill was \$164. The cycling of the pumps at the swimming pool was questioned. Steve will talk to Harry to possibly cut the cycle back to 6 hours and 18 hours when the pool is open.

Workers comp – It was determined that a gap insurance policy should be purchased for \$576 a year. Carolynn asked Rikki if we currently have workmen's comp insurance.

Rikki is going to confirm that the gap insurance we had voted for in the December meeting is now in place, and that it is only for people employed to work at Fieldstone, not Board members or other residents.

Reserve checks – Carolynn gets the check and was wondering what happens when she isn't in residence at Fieldstone. It was asked that the checks be mailed to Michael Summers. Then Michael can sign and have another present Board member sign, then the check can go to the vendor.

New CD – a new CD was opened with a new signature card. The secretary had to sign. Oliver Management to maintain.

Old Business –

Michael Summers – pool rules – The pool rules were revised and updated last summer. These have been sent to all homeowners and renters with the separate enforcement policy. The pool opens May 1, 2010.

Carolynn McIntosh has been doing research into the possibility of a video camera at the pool – bar-b-que area. They would motion sensor and be night and day cameras. Carolynn contacted two companies and only one gave her a bid - \$6,317.73 video/weatherproof. \$3,300 – not weatherproof. Costco - \$2,200, including materials and estimated cost of installation.

Michael Summers asked what the life expectancy of the equipment would be. Rikki said 5 to 10 years.

The Board is not replacing the pool attendant. The camera would for times when the pool attendant is not there.

Rikki suggested we ask how the Fieldstone residents felt about the cameras. As to our legal liability, she said we need to be sure we tell people that the cameras would not be a lifeguard – no one is watching them live.

Carolynn McIntosh felt this could reduce pool attendant hours. We have had issues of things thrown into the pool at night – the cameras would confirm it and possibly who the culprit is. The cameras could, also, back up the pool attendants statements of kids horsing around the pool. It is understood the cameras can store several months of data.

Consensus of the Board members –

Soper – defer – ask the community over the summer – go for the simplest.

Creighton – defer – collect info and opinions.

Petersen – defer – go for the simplest.

Michael Summers suggested a newsletter article and seek feedback from Fieldstone homeowners and residents.

Rikki suggested having the pool attendant and residents document incidents. Trish to provide a daily report with her time sheets to Rikki.

Carolynn McIntosh is still exploring variable pumps for the pool.

RE: pool rules and enforcement policy mailings – Rikki will send to all owners and renters. Rikki will get a list of all renters to Steve Soper, the welcoming committee.

Steve reported there was a flooded bathroom at the pool. Steve talked to Harry and found a pump seal needed to be replaced.

2010 house painting –

Steve Soper will gather 2 to 3 bids. Rikki provided names of other painters. Rikki can put bids out for the painting for us. We requested a high quality paint. Rikki can review the bids. A painting representative will be able to help guide us and come out to inspect the quality of work and paint. We should have bids out in March to start painting in April or May, weather permitting. Carolynn McIntosh suggested the Board make a decision at the next meeting.

Pool attendant 2010 –

Kris Gialdini is drafting up a list of duties and hours for the pool attendant. The Board will look at duties and edit or approve at next meeting. The pool attendant contract will be with Oliver Management. Michael Summers to follow up with Trish. Judy Creighton – do we have to wait 30 days. Rikki responded – no – can be decided in executive session. Steve Soper suggested that the pool attendant, as an employee, should leave the pool area and not stay around afterwards to have a glass of wine or visit with homeowners that are present, as should there be an accident afterwards we could have some liability as she is an employee of Oliver Management working at Fieldstone. Rikki will check on the wording in the contract. Rikki will need a draft of the pool attendant duties. The pool attendant can come as a guest of a homeowner. Michael Summers will get the draft from Kris.

Asphalt sealing –

Michael Summers is in the process of getting a new bid from the company that gave us the accepted bid last year. Looking at May when the weather is warmer. The dates will be going in the newsletter. The work will be done mid-week. Rikki suggested putting helpful hints into the newsletter, such as: do not walk on your carpet with oil on your shoes, walk only on sidewalks and driveways, etc.

2010 Reserve –

Rikki let us know that a request has been sent out to Robert (Bob) Browning – he is an expert and reasonable. Rikki will get bids. Carolynn McIntosh told Rikki that John, who we have used in the past, seems unavailable. Rikki will send samples to view Browning's format. We can check: Browning Reserve Group on Facebook. Carolynn McIntosh asked when should we plan for a field study – by April? Rikki said yes.

Solar address numbers –

Steve Soper acknowledged that the numbers were gifts from Karen Castle, not part of the HOA. Steve wrote a check to Karen for \$160 to purchase the balance of numbers that she had out of the landscaping budget. Steve has been replacing the numbers as they go out. In the past there has been the concern that if someone has an emergency the emergency vehicles would not find the right house. Steve talked with the fire department and was informed that the emergency vehicles have floodlights on both sides of the vehicle. There are brass numbers on the homes already. The consensus was that we do not need the solar numbers. Steve will be removing when they expire. Michael Summers asked if they can all be taken down at once. Michael will draft a flyer stating that the Board had the solar numbers removed.

Committee Reports –

Pool – Kris Gialdini was not present. Steve Soper is working on the board and passes. Kris will be issuing the passes to homeowners and residents.

Architecture – Judy Creighton reported no activity. New application form will be on the web page. Rikki will include it as an insert into the next newsletter.

Landscape – Steve Soper said there was a operating budget for landscape plantings of \$6,000 for 2010. Steve presented the Board and audience with schematic, DKR Design, to do the front entrance by Karen Castle's residence and to plant 3 redwood trees by Hwy 4. This work would cost \$8263.75, which would exceed our budget for landscaping plantings. Carolynn McIntosh suggested that we use the following budgeted monies to cover the project: \$5,000 out of operation budget for landscaping plantings, \$1,000 out of the Reserve annual budget for landscape planting, and the balance out of general maintenance. This way the work can be completed and give us a presence. Karen will be consulted before construction begins in March or April. The roses are to be removed from the Fieldstone wall and donated to Murphys Park on behalf of Fieldstone residents. Carolynn McIntosh moved to accept landscaping funding - \$5,000 planting, \$1,000 Reserves and remaining from maintenance funds. Accepted. Will be addressed in the newsletter.

Judy Creighton asked how the fences are holding up and Steve said they are fine. Rikki indicated the reserve study says the fences of 19 more years of life. Will ask when the onsite assessment is done.

Steve was asked about the property line and the for sale and for rent signs. Should they be in front of house? Rikki to send a letter to Jack Kautz asking for the signs by Hwy 4 be removed from Fieldstone property in 30 days.

Communications committee –

Carolynn McIntosh – newsletter topics to be submitted by March 12

Steve Soper to give information on painting and landscaping
Carolynn McIntosh – camera update
ARC form
Thank you to Chris and Kathy for the social gatherings and calendar
New rules summary
Recruit election chair person
President’s message
Cathy’s girls night – HUGE success
Resealing of road – schedule
Murphys activities
Pool opening

Welcome committee –
Steve Soper to recruit Kris – welcome wagon basket?

New Business –

FUN STUFF COMMITTEE -Chris and Cathy – great idea re: social calendar
Garden tour – May 22 – week-end before the 3 day week-end
Do we need a social budget?
Annual meeting – October 16
Board Election Committee – Carolynn McIntosh will ask Carolyn Anciaux if she is willing to continue as Chair.

OPEN FORUM –

No comments or questions.

Next meeting April 16, 2PM, weather permitting at the pool. If it is bad weather it will be at Michael Summers.

Steve Soper motioned to adjourn and was accepted. Meeting adjourned at 4:15 PM.

Respectfully submitted,

Carolyn Petersen
Secretary