

Fieldstone FOA  
January 21, 2011 - approved

**I. Call Meeting to Order at 4:06 p.m.**

A. Four Committee members present:

Carolyn Peterson, Steve Soper, Tom Thrower, & Lynne Mulert Carolynn McIntosh by Skype & Rikki Richter (Oliver Mgmt.) by Skype. Eight (8) home owners were present.

B. Meeting notice verified.

Agenda verified.

**II. A. Meeting Minutes approved**

Board meeting minutes approved for December 1, 2010.

**III. A. Reviewed November, December financials:** Carolynn McIntosh

Reports that Fieldstone has operating cash of \$1600. Reserve funds of \$9700 and \$14000 in overdue accounts vs. \$9500 a year ago: 4 accounts delinquent over 30 days. Carolynn reports that we ended 2010 at about \$2000 under budget, if you include expenses the \$4000 allocated to bad debt that has not been recorded to 2010.

B. Moved, second & passed motion to authorize CARS to continue their process of addressing unpaid dues. Tom Thrower suggest the board give CARS feedback about concerns of new homeowners for extra charges (\$125) for a copies of Homeowners Association by laws & CC&R's regulations. Also complaints that copies are not delivered in a timely manner. Rikki Richter suggested the board contact Susan from CARS.

**C. Review of Worker's Comp Insurance** was discussed concerning

extending coverage to also include board members and homeowners who work for the community. At this board meeting the board named the Board and Committee members (*see Sec.V; Committee & Manager reports for*

*names of Committee members*) as Fieldstone volunteers that will be covered by this Workman's Comp policy. The increase converge will cost an additional \$75/year, from \$500 to \$575. Tom Thrower motioned to accept and Steve Soper second and the board voted for the increase. Carolynn McIntosh motioned we name committee heads and members (*Sec. V.\**) under the workman's compensation extra coverage. Tom Trower second the motion and the board voted for the extra coverage.

#### **IV. Old Business**

A. Pool cover over arbor was discussed and Steve Soper states he has the cover and will be installed by the time the pool opens

B. Noise ordinance was discussed and the board decided to discuss this issue in executive session.

C. The Board reviewed who is on the committees and covered at every Board meeting, in order to keep our lists of members current.

#### **V. Committee and Manager Reports.**

##### **A. Architectural Review Committee - on site review of issues & projects of interest to ARC.**

1. Tom Thrower (chair) reports he has given notice to property owners in writing. The homeowners whose property has a drainage ditch in their back yard will be inspected during the next heavy rain storm by an ARC. member to observe water flow.

2. Rebar was removed between Ninos property and Quarry's property.

3 . Unit # 267 reported a roof leak and the ARC. Committee will check. Rikki Ritcher (mgmt.) will send someone out.

4. A homeowner reported a complaint about chairs in a drive way and a unsightly mail box. ARC. will check into the issue & report back to the board.

##### **\*Committee Members**

**: Tom Trower, (chair) Patti Amarante, Bill Lorenzo, & Paul Lynn**

## **B. Welcome Committee - Greeting and Orientation for new residents**

1. Kris Gialdini (co-chair) reports the committee has a list of local companies and phone numbers to hand out to the new residents.

Already the committee has contacted two new owners and given them the CC&R's.

2. Call Carolyn Peterson (chair) or Kris Gialdini with any updates for Fieldstone Directory.

**\* Committee Members: Carolyn Peterson (chair), Loui Carnaglia, & Kris Gialdini**

## **C. Communication Committee - General communication activities.**

1. Committee will send out newsletter and ask the residents for any new information.

2. Committee will post signs for board meetings and events at entrance to Fieldstone .

**\*Committee Members - Carolynn Mc Intosh (chair), Carol Betz, Kris Gialdini, & Cathy Stroup**

## **D. Social Committee - Posting signs and general set-up for events**

1. Cathy Stoup (co-chair) reports the committee is planning quarterly social events & monthly game nights.

2. "Good Neighbor Program" is a plan to find some way to support residents in need...i.e. grocery shopping, small home repairs, neighborhood watch etc..

**\*Committee Members: Kris Gialdinli (so-chair), Cathy Stroup (co-chair), Louise Carniglia, Brain Klassen, & Pam & Ray Testa**

## **E. Landscape Committee - Oversight minor maintenance and**

## **landscaping**

1. Steve Soper (chair) reports that the committee has found a new

landscape company. The committee recommends a new landscape company, Si-Magic.. They have checked out references and presented to the board for voting. Carolyn Peterson motion to approve & Tom Thrower 2nd . The board approved. New landscape company will start February 1, 2011 after verification of C-27 license and workman's compensation. Management company needs to receive insurance verification.

**\*Committee Members: Steve Soper (chair), Joseph Fontana, Loren Hilden, Miriam Martin, & Barbara Soper**

## **F. Pool/Common Area Committee- Pool treatment and oversight**

1. Mary Radford (chair) reports pool will open end of April or May 1st.

2. Committee recommended to the board to vote on **Not** having a pool attendant this year which they state the majority of residents do not feel is necessary. The board and residents discussed the pool attendant's job responsibilities & the pool committee

will take on the duties. Possibility of hiring a cleaning service for bathrooms and barbeque. The committee will get back to the board on the cleaning issues.

3. Steve Soper motioned for the board to try for a year without a pool attendant. Carolyn Peterson 2nd the motion, board approved.

**\*Committee Members - Mary Radford (chair), Joseph Fontana, & Joe Wilimek**

## **VI. New Business**

1. Ratification of CPA engagement letter was taken care of by Carolyn Peterson & Rikki Richter (management).

## **VII. Open Forum**

1. Mold was reported in 2 homeowners' garages which management will send someone out to access the problem.
2. Tom Trower presented an award called "Golden Shovel Award" to Steve & Barbara Soper for all their landscape volunteer time.

## **VIII. Meeting announcement**

- A. Next meeting will meet on March 18, 2011 at 4 p.m.

## **IX. Meeting Adjourned to executive session**

Lynne