

Fieldstone Owners Association
Board of Directors Meeting
Poolside - June 12, 2009

President Soper called the meeting to order at 3:00pm with Karen Castle, Michael Summer and Carolyn Petersen present. There were 12 homeowners present and one rental occupant.

Michael Summers requested a moment of silence for the Richard Jimenez family.

President Soper deviated from the agenda to inform the audience that the board had received a letter from some of the homeowners in regard to the Architectural Review committee (ARC), the pool and problems with the concrete. President Soper visited the writers of the letter personally sometime before the meeting to listen to their concerns and to explain how the board is working to solve these problems.

It was announced that Cathy Stroup resigned from the Board and from ARC.

President Soper announced that the Board of Directors are now going to be the ARC. The meetings will be posted and will be open to all homeowners and occupants of Fieldstone. Upon reviewing old ARC files, President Soper discovered that not all of the requests had been approved. The committee will be going around and reviewing these properties and working with the homeowners. The CC&R's and by-laws will be consulted before any approval or disapproval.

Karen Castle presented the Treasurer's Report. There is \$21,593.91, in the operating budget and \$117,445.03 in reserve funds. Castle will be reviewing our CD status and will try to get a better rate. The question of money market accounts was raised, Castle will check with the property management company to see if that is feasible. The assessment receivables are at \$8,495.80. 6% of assessments are past due and need to be re-evaluated if it goes to 10%. The income tax returns have been sent in. A review needs to be done every year. Castle said that the pay out on the foreclosed property had been paid - \$2,758 to the homeowners and \$807 to the collection company for the paperwork. Castle spoke about CAR, the collection company, and that 4 letters had gone out to the delinquent accounts.

Painting - Soper reported on the first four houses that were painted. The reserve study set aside money for 1/3 of the houses. The contractor stuck by his estimate and was a couple hundred dollars under in product and his bill reflected this. The contractor, Val Garringer, has walked around the properties and has re-evaluated the porches. It was recommended that we draw up contract with addresses of the properties most in need of paint. There may be enough money for some additional painting. Once the properties have been determined the contract will be posted for the homeowners to review. Soper will be initiating the contract to Garringer.

Gas shut off valve for the public bar-b-que - Soper checked with the propane company and it would be \$400 to have a valve installed. Soper would like to charge the individual/individuals who leave the propane on, instead of paying for a costly installation. The propane bill for April was \$10 and in May was \$54. Checking the valve could be added to the job description for the pool person and/or for the volunteers who are checking the chemicals in the pool.

Speeding in the subdivision - Call Soper, so he can call the person/guest that is speeding and give them a warning.

Newsletter - Submit articles to the board. Oliver management agreed to a quarterly newsletter in our contract. Carolynn McIntosh volunteered to help with the newsletter.

Landscaping - Everything is growing and the irrigation is working!!!

Pool - The question was raised: what happens to repeat violators of the pool rules? Can we take their key away from them? Soper to check with Oliver management and the CC&R's. Soper brought up the two bids received for solar heating. One was for \$30,000 and the other for \$6,000. Will it be cost effective? The propane bills have been \$14 for April and \$153 for May. The pool is only heated 5 months.

Communications - Carolynn McIntosh reported on progress on the FAQ page. We will have the newsletter posted on the bulletin board and our web site.

ARC - Michael Summers will be the chair of this committee and it will have a posted agenda. Meetings, dialogue and documentation will be open to the public. The CC&R's does allow the committee to approve or disapprove. It was asked what happens for infractions? Soper said he has already sent letters. Soper asked that if anyone has any questions or comments to address the board NOT the property management company. It is our neighborhood and we are here to take care of it. If you see a major infraction - ie: a skateboarder being pulled by a car - call the sheriff.

No matter what, we need consistency - go through the proper committee and the board.

Welcome committee - Castle reported there has been no activity. It was asked if there could be accountability to renters and homeowners alike, to read and know the CC&R's? Castle said she gives renters a synopsis of the CC&R's and has the renter sign it, the rental agreement and various other documents. Soper has requested a signed copy of everything that the renters sign.

New Business -

Reserve study - Carolynn McIntosh reported that an update needs to be done every year and in the 3rd year an on-site visit. Soper recommends to go with Campbell, Castle and McIntosh agreed.

Pool Rules - Proposal for guest passes - a lot of discussion - 4 or 2 passes per household? Should there be a pool attendant 7 days a week? Check in and hang your key on the board? Who is going to monitor who the guests are? What constitutes guest status - out of town, not in our zip code?

The one thing everyone was in agreement with re: the pool, was senior lap swim time 4-6 everyday. It was voted on and approved by the Board of Directors.

The meeting was adjourned at 5:05

Respectfully submitted

Carolyn Petersen