

Fieldstone Board of Directors Meeting
March 29, 2008
Minutes

The meeting called to order at 9:00 am at the Stroup Residence by VP Steve Soper. Board members in attendance included Soper, Thrower and Stroup. There were 13 residents in attendance, along with Joyce Hacker of M & C Association Management Services, Inc.

The minutes of the board meeting on 2/9/08 were approved as written.

Thrower presented the Treasurer's Report. Monies not needed in the operation budget have been moved to a higher yielding account which will renew in 30 days. The response letter from Tom Murphy re: late fees, was presented. Thrower had a discussion with Cassie by phone regarding late fees. Agreement was reached on M & C keeping 10% of late fees. Joyce produced a letter demanding a split on fees. The letter was rejected. Joyce will check into the late fee collection issue. M & C to detail expenses of \$338.04 from Jan 08. Further, M & C was asked to produce all bills and invoices dating back 2 years on all our accounts as many discrepancies and late fees were noted. Stroup made motion to approve Treasurer's Report, seconded by Soper.

Committee Reports

The Landscape Committee Report was presented by Soper. A meeting and walk around was held by the committee to identify plants that needed replacement, plants that need to be moved, what size holes were needed, exposures etc. The committee has found some good soil amendments. Some drip lines will be repositioned. Plants will be placed strategically to cover the boxes placed by Bertini. Karen Castle provided a map to help the committee. Soper requested an additional \$2000 to the Landscape budget to cover the costs. Thrower made a motion to add \$2000 to the Landscape budget. Residents have been asked to remove their solar lights that have been placed in the front yards, as these can puncture drip systems when installed, and impact the consistent look of the place. Further, Soper reported that the fence and drain, in last month's minutes, have been repaired.

The Pool Committee Report was presented by Steve Soper and Sharon Jiminez. As Steve checked on the large bills due for the pool he discovered many late fee charges on bills which were not paid on time by M & C. Refer to Treasurer's Report for demand on invoices of the last 2 years. Pool budget was \$8000. and the actual cost was \$15,000. Soper recommended the following be considered to reduce costs. 1) Trish did a great job monitoring the pool last year, and we saw improved behaviors around the pool as a result. Can we now proceed without a pool monitor? 2) Turn off gas to pool end of September, as after that the heating becomes very expensive. 3) Yurik was the best thing going, did a great job, keep him on, 4) Encourage parents to pick up after their kids, 5) Open for BBQ only in April and keep open for BBQ only in October. Soper has found the pool overflow and where it exits.

Regarding residents that are breaking the Pool rules: Contact M & C with details and a letter will be sent. If problem continues than a fine will be assessed in a 2nd letter. If the problem is with a nonresident then you should call the Sheriff.

Sharon Jiminez reported that the new tables have been order and will be shipped when the check is sent.

The Claims Committee Report was presented by Michael Summers. He reiterated the process of identifying the issues to be addressed, researching the strategies to deal with the issues. Michael has now found a law firm that specializes in this area. Michael recommended that we follow the SB 800 process. The next step is for the board to meet with the firm. The board must vote to move forward from this point. As there were only 3 board members present, Thrower recommended that we table the vote until all directors were present. Thrower recommended that a certified letter be sent to Jack Kautz, as president of Emerald Creek, asking that he address deficiencies we've identified, and next steps should these deficiencies not be addressed. Michael Summers will check with the law firm to get their recommendations. M & C was requested to find out what kind of a vote we need to proceed with the SB 800 process.

The Communication Committee Report was presented by Carolynn McIntosh. She explained the 'What's Happening!' page on the web and asked the board what other additional items that they would like to see on the page. The board requested that the pool opening and social (see further in minutes) be announced on the page. Carolynn will write a letter to be mailed to owners and residents asking how they would prefer to be contacted, along with a copy of the current "What's Happening" page... Judy Creighton reminded the board that we are trying to reach Home Owners 3 ways, website, periodic mailings, and community board. Karen Castle followed up on her permission to contact the home owners. The permission slip will be included in the periodic mailing.

Architectural Committee report was presented by Ron Moberg. Just one issue to report and that was the unsightliness of the Bertini boxed made to cover the water faucets. The solution was already covered by the Landscape Committee, see above. Ron wants to remind the Homeowners not to wrap the water pipes with old towels next fall. Note to be placed in 'What's Happening?' in the fall.

The Reserve Study Report was given by Tom Thrower. Carolynn McIntosh was praised by the board for her tireless effort to correct errors in the report. The numbers will be crunched once more before the Board will take any action.

Stroup reported that the Community Bulletin Board has been ordered at a cost of \$899. It is now in production. The Gardener will install it. Meanwhile, a small sign has been placed near the exit of Fieldstone to announce Board Meetings.

Carolynn McIntosh addressed the insurance issue. There are discrepancies within the CC&Rs and between the CC & Rs and the master insurance policy. Carolynn asked for clarification from M & C about the process of changing the CC&Rs. She further questioned how to physically change the CC& Rs. Karen Castle has a clean copy which

she will send to Carolynn. M & C to research the Employee Dishonesty Policy as well as moving the Officer Liability Policy to the same company which handles the Master Policy.

The Gutters were not modified because Steve Soper found that the cause of rain overflowing the gutters was not the gutter size, but rather that the drains were plugged with leaves from the gutters. After the drains were cleared the issue cleared up. Soper did recommend that 1) the gutters be cleaned at the end of the summer by the Gardener, and 2) Leroy with the Gutter Company be hired to seal the gutters.

Steve Soper proposed a Social Event on April 19 to welcome any new residents. He has a map of Fieldstone on which each resident can write their contact info. Carolyn and Don Actil will chair the event. The Home Owners Association will provide BBQ chicken and the paper products. The attendees will be asked to bring a salad or a dessert and their own refreshment (no glass, please).

A timer will be put on the BBQ area light. Michael Yurik will install.

Barbara Soper brought up the satellite dish issue. Steve Soper will make a call to dish installers to let them know our rules. Homeowners with dishes in the front of their homes will personally be asked to move them. A letter will be sent if there is no resolution.

Western Sierra Construction has come to an agreement with Simas. Simas will be honoring their contracts directly at this point.

Karen Castle announced that if she has your house key and you need her to open your door for a repairman you must 1) let her know the approximate date and who it will be and 2) have the repairman give her 24 hour notice.

Next meeting is at 9 a.m. on April 26 at the Stroup Residence.

Meeting adjourned at 11:32 a.m.

Respectfully submitted,

Cathy Stroup