

FIELDSTONE HOMEOWNERS MEETING
NOVEMBER 6, 2009 - APPROVED

The meeting was called to order at 3:02 PM by President Michael Summers. Board members present Michael Summers, Steve Soper,Carolynn McIntosh, Judy Creighton and Carolyn Petersen. There were 5 homeowners present.

The October, 2009 meeting minutes were approved as written.

President's report – This is the 4th year of the management of the homeowners by the Fieldstone HOA.

Treasurer's report – There is \$30,000 in operating expense, \$93,000 in reserve. There is \$10,000 in overdue assessments. The 2010 budget will reflect \$4,000 in assessments.

Reserve study – Disclosure summary has to go out by November 15, 2009. Homeowners dues will need to increase 6.75% per year. The reserves are 24% funded in 2010, which is less than the 60% recommended by FHA. The treasurer recommends that the Board continue to control operating expenses in order to increase contributions in future years to the reserves.

Old business –

Painting – Steve Soper reported that work has started on prepping the last 10 porches. Should be finished by the end of the year.

Road sealing – a letter and flyer have been distributed. The work depends on the weather. It was decided that the cement parking blocks were not needed.

Committee Reports –

Pool – Chris Gualdini is the new pool chair. Need to update the job description for pool attendant.

ARC – Michael Summers reported that the binder is up to date and open to any resident/owner to look at. Plans had been submitted by Cathy Stroup for a greenhouse and was approved. Muller was approved for their back landscaping. Judy Creighton will be taking over as chair for ARC.

Landscaping – Steve Soper reported 6 new trees have been planted. All plants are in the ground and the irrigation system has been winterized.

Communications – Working on a holiday newsletter.

Claims – The committee will be meeting to make a decision to proceed with any action and what kind.

Concrete – Steve Soper met with Jack Strange and it was determined that the porches were not scored enough and the driveways not compacted enough. Hence, cracks.

New business –

2010 budget – dues now \$245 a month – going to \$250 a month.

Pool – change pool lights out to LED lights and photocell – could save \$630 a year. The drains need to be replaced. Cost \$2,314 for drains, lights and photocell. A motion was made and passed.

Motion made to close the pool October 1 and re-open May 1. Voted on and passed.

To meet fire regulations the pool area needs a lock box and fire extinguisher. The pool chair will be looking into costs.

The updated resident rule summary will combined for owner and renter. The summary will be posted on the web site. Steve Soper will give to Penny Dost and Karen Castle to give to renters.

Workmen’s Comp – we have no bid yet.

Next meeting – December 11 at 2PM.

Meeting adjourned at 4:10 PM.

Respectfully submitted,

Carolyn Petersen
Secretary