

# FIELDSTONE HOA

Board of Directors

August 20, 2010

The meeting was called to order by President Michael Summers at 2:10 PM. Steve Soper, Carolyn Petersen were present. Carolynn McIntosh was via cell phone. Judy Creighton arrived late. Rikki Richter from Oliver Management was present. Five (5) homeowners were, also, present.

**President's Report** - Michael reported that Fieldstone enjoyed a very good and productive summer. The road sealing was completed. The rest of the homes were painted. The landscaping is looking good and developing. Michael reminded everyone of the elections coming up in November.

**Treasurer's Report** - Carolynn McIntosh reported via speaker phone. Operating cash - \$31,000. Reserve funds - \$117,000. There are currently 7% overdue accounts - we cannot let the overdue accounts get to 10%. The cost of the propane was \$2,700, \$2,250 was budgeted for the pool. It was decided that we had a cooler summer this than last. Carolynn had Campora propane come and check for leaks. Carolynn asked the board to make a motion to have CARS collect liens and late fees. It was seconded and approved.

Rikki has been soliciting bids for insurance. Carolynn reviewed one of the bids with one agent and is encouraged that we will end up with an improved policy at less cost than we are currently paying. It is likely that a representative from the insurance company who wins the bid will be able to attend the annual meeting.

RE: budget. Mid November the budget needs to be finalized and approved. The draft is started and it should be finalized and approved at the Board's October meeting. The final, approved budget will be presented at the annual meeting. Carolynn suggested we look at whether we can reduce our landscape budget now that we have completed major plantings and we are going to be in maintenance mode. It was asked is it time to lower the budget and go into maintenance mode. The reserve study will help with all budgeting.

Michael asked how we can manage money on the reserve side. Carolynn said if we don't spend money in the budget it is a good reminder to check on those items to make sure they don't need work. It was budgeted to do the caulking and check the chlorinator on the pool. Michael will have Harry look into it.

Reconciliation form to be sent to Carolynn via Rikki. This is to be included each month in the packet.

**Old Business** - Election - Carolyn Anctil head of the committee, Carolynn McIntosh member. The application required for nomination to run for a Board position will include a questionnaire for candidates to complete. It will include topics such as candidate's goals for Fieldstone. A summary of Fieldstone Board Positions and Responsibilities will be included in nomination packet. Nomination packet will be mailed to Owners by late

August, along with the Fieldstone newsletter. September 27 will be the deadline for return of nomination forms. The date that the election ballots should be returned mailed out was discussed. Judy Creighton moved to have them mailed by October 4. Carried.

**Communication Committee** -Carolynn asked for happenings to put in the newsletter. Will be getting information from Cathy Stroup and Kris Gialdini re: the ice cream social. Will have the draft of the newsletter to Rikki by the weekend.

**Old Business** - Do we accept nominations from the floor? Rikki will talk to the lawyer. Davis-Stirling says you don't have to.

Judy will resign at the end of her term. Because of the need to get the election of officers back on track - 3 to 2 - Judy had said she would resign. Rikki going to check the CC&R's and Davis-Stirling for guidance.

**Pool Committee** - Steve Soper informed everyone that Kris Gialdini had resigned as Pool Chair. Trish is still working. Michael bought 3 new chaise pads - another is on order. The shade cloth for the trellis has been ordered. Carol Betz can sew it for us. Steve and Joseph Fontana will install it when it is ready.

**Architectural Committee** - There was no activity.

**Landscape Committee** - They are out of money for this year. Need 1 to 2 more trees. The irrigation system is up and running and set to go back to the fall watering schedule. Steve talked to Dion about doing weeds and pruning. Dion has his to do list.

Patti Amarante raised the question why the gardeners had to blow debris up onto the porches. Which, also, blows the black grit from the road onto the new paint. Steve will talk to the gardeners about this matter.

**Welcome Wagon** -Steve and Rikki are updating the list for the directory.

**Claims Committee** - Michael Summers reported that some of the issues have been dormant for awhile. Michael will reconstitute the committee and invite all homeowners. Michael will inform everyone of the SP800 process. Gordon Green and Don Anctil are members of this committee. It is important that the homeowners participate.

**New Business** - Nothing at this time.

**Open Forum** - Deana Richter spoke re: claims. She felt that it is too late to go after the contractor. It should have gone to the contractor's licensing board right away. She would like the landscape committee to visit her front yard.

Patty Amarante spoke about the get together the homeowner's had at the pool. There was discussion about having some rule changes. There will be petitions passed around the homeowners for signatures for the rule changes. The changes dealt mainly with the pool

rules and how do the time for lap times can be changed. Some of the petitions have to do with CC&R changes. It was asked of the board how they interpret the CC&R's. Is it different than others interpret them? Rikki will help when she gets all of the information.

Mary Radford asked about the barking dogs and the letters that she heard had gone out. She said she had been bit by a dog in Fieldstone.

The next meeting will be October 15, 2010. The annual meeting will be November 6, 2010.

It was asked if there could be more Saturday meetings for the homeowners that visit periodically.

Everyone needs to encourage their neighbors to attend the annual meeting. It would be nice to have at least half of the owners there.

Meeting was adjourned at 3:30PM.

Respectfully submitted,

Carolyn Petersen  
Secretary