

Fieldstone Homeowners Meeting June 18, 2010

Meeting was called to order at 12:09 by President Michael Summers.

5 board member presents for a quorum: Michael Summers, Steve Soper, Judy Creighton and Carolyn Petersen. Carolyn McIntosh was on her cell phone. Rikki Richter, from Oliver Management, was, also, present.

Verification of meeting agenda. April minutes accepted.

President's report – Michael Summers

Successful opening of the pool. Pool rules approved by the board.

Letter and map for the road resealing was sent out and received by owners/residents. Scheduled for June 23 and 23. Steve Soper said the striping will be tightened up with smaller spaces.

The second annual Garden Walk is scheduled for June 19.

The landscape committee was commended for the successful beautification at the entrance to Fieldstone.

The CC&R's and rule changes were discussed – what are black and white and what are gray? Owners will be asked for their input and able to vote on new rules.

Carol Betz will be the new bulletin board monitor.

Treasurer's report – Carolyn McIntosh via phone

\$32,000 operating funds

\$113,000 in reserve

RE: Overdue HOA fees – 6 accounts are overdue – 4 in collection - \$11,000 overdue.

Propane was a major expense last month - \$790 – to heat the pool from the winter months.

Judy Creighton read CARS Board Resolution – motion was made and carried for CARS to proceed with action on overdue accounts.

Old Business –

Annual meeting to be November 6, 2010 – Ironstone Vineyards – Heritage Room at 10:00AM.

Oliver Management will present for the inspection of elections. Owners will be able to mail in or vote at the meeting. There will be 2 positions open on the board.

Carolyn Anctil will be heading up the election committee. If you would like to run you will need to contact Carolyn.

ARC committee – Steve Soper will have management send letters with a questionnaire to all owners regarding front porches. Owners will be asked for their comments and suggestions. This is to keep the aesthetics of what we have in Fieldstone and for the owners to use discretion of what goes on your front porch.

Landscape –

The front entrance is finished.

The committee is now looking at sideyards.

The irrigation controllers have been fixed – 3 more plants to plant.

Pool –

The inspector was out and was very complimentary. The water was perfectly balanced and was glad the new drains were in.

Communications –

Updated owner/resident book is in the works.

Welcome –

Steve Soper is meeting with new owners and renters and acquainting everyone with the CC&R's and rules.

Claims –

The claims committee was formed to look at defects in construction. Several qualified people have completed assessments.

1. Model C – insufficient downspouts – new downspouts were installed and corrected the problem.
2. Water pipes freezing – several owners opted for a custom built box to put over the pipes.
3. Painting – the painting will be finished this year.
4. Air conditioning units – insulate attics, attic fans and/or a bigger a/c unit.
5. Concrete – still outstanding. 2 attorneys and 1 concrete person have been consulted. The porches and driveways are the worst.

Do we want to proceed? The options would be arbitration or litigation. A claims committee will be called in July and decide – letter to initiate SB800, counsel of an attorney or discontinue the effort. SB800 covers attorney fees.

Painting – Steve Soper will get a schedule from the painter as to when they will start and what houses. The tentative date is July 10 to wash houses and July 12 to start painting.

New business –

There was no new business.

Open forum –

Next meeting August 20 – 2 PM at the pool

Meeting adjourned 1:25Pm.

Respectfully submitted,

Carolyn Petersen
Secretary