

FIELDSTONE OWNERS ASSOCIATION

**DRAFT**

Minutes of the Meeting of the Board of Directors  
Saturday, January 11, 2020

**Location of Meeting:**

Pool/Patio Area  
344 Fieldstone Drive  
Murphys, CA 95247

The meeting was called to order at 11:01 a.m. by President, Mary Radford. Officers present were Dave Powell and Elisa Garin.

**I. Reports**

- A. President
  - 1. Reminders to Residents: 10 MPH speed limit in subdivision, Pick up pet waste, Only deck furniture and plants are allowed on porches, the Association has the right to access front yard areas to perform maintenance and landscape duties, Monetary fines are possible with repeat violations.
  - 2. Thank you to the Womack's and work crew for 200 daffodil bulbs planted throughout subdivision.
  - 3. Roof inspection complete for all houses. No repair work necessary at this time.
  - 4. The oak tree branches at 340 Bret Harte Drive hanging over parts of 105 and 119 Fieldstone are scheduled for trimming in the next week to abate the hazard.
  - 5. Pool: No issues.
  - 6. Landscape: New plants are scheduled to be planted by the end of January.
- B. Treasurer
  - 1. Monthly financials for December were brought to the meeting and available for review. The Board considered approval of the December financials. Dave moved to accept the financials. Mary seconded the motion. The motion was approved by a 3-0 vote.

**II. Review of the Previous Minutes**

Approval of the draft minutes from the December 12, 2019 meetings. Dave moved to approve the minutes. Elisa seconded the motion. The minutes were approved by a 3-0 vote.

**II. Action Items:**

- A. The Board considered moving \$31,000.00 from the Operating account to the Reserve account at ElDorado Savings. Satisfies the requirement that unique operations be paid out of Reserve account. We need to pay the tree trimming and paint contractor for work and repairs being conducted prior to the spring painting. Mary moved to approve the transfer. Dave seconded the motion. The motion was amended to consider moving \$35,000.00 from the Operating account to the Reserve account to pay for the expenses noted below. Dave removed his original second, the motion for the transfer was amended by Mary and then Dave seconded the amended motion. The amended motion passed by a vote of 3-0.
- B. The Board considered releasing a partial payment to Cal-Pro in the amount of \$30,193.12 from the Reserve account at ElDorado for to-date carpentry work completed by the contractor. Elisa moved to approve the expenditure. Dave seconded the motion. The motion passed 3-0.

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- C. The Board considered a request authorizing payment of \$3,025.00 to Winters Gutter Cleaning from the Operating account for removal of leaves and debris from the gutters and downspouts. Dave moved to approve the expenditure. Elisa seconded the motion. The motion passed 3-0.
- D. The Board considered a request authorizing payment of \$6,750.00 to A-1 Tree Service from the Reserve account for the trimming and shaping of trees throughout the subdivision. Dave moved to approve the expenditure. Elisa seconded the motion. The motion passed 3-0.
- E. The Board considered a request authorizing payment of \$3,500.00 from the Reserve account to Matison Roofing for roof inspections. Elisa moved to approve the expenditure. Dave seconded the motion. The motion passed 3-0.
- F. The Board considered authorizing reimbursement of \$260.00 to Mary Radford for office supplies, copies, UPS, Gateway Printing, bulb fertilizer, and landscape materials. Receipts were provided to the Treasurer for the expenditures. Elisa moved to approve the expenditure. Dave seconded the motion. The motion passed 2-0. (Mary abstained)
- G. The Board considered a request to authorize payment to the owner of 120 Fieldstone Drive \$2,010.00 for sheetrock and paint repairs for damage from a roof leak. This request had previously been approved for a sum not to exceed \$1,200.00. A check was sent for the original sum and returned with this request but no justification for the cost increase. Elisa moved to approve the expenditure. Dave seconded the motion. After discussion, Dave removed his second. Because of the lack of justification Elisa amended the motion to only authorize payment of the original \$1,200.00 amount. Dave seconded the amended motion. The amended motion passed by a vote of 3-0.
- H. The Board considered a request to establish a rule for uniform real estate signs in the subdivision. After discussion, no motion was made to develop a standard.
- I. The Board considered a request by the owner of 327 Fieldstone Drive for reimbursement and notification that a company has been hired to dig up the sewer connection laterals from the house to the District collection system to remove tree roots. Elisa moved to discuss the issue. Dave seconded the motion. The Association is not responsible for maintaining the sewer laterals. No further action taken. Elisa to develop a notification for homeowners regarding procedures for contacting the sewer district first in the event of a backup.
- J. The Board considered approval for a call to Association legal counsel for CC&R consult. This was Dave's issue but it appeared to have been resolved. No motion was made/no action taken.

### **III. Open Forum**

The Board listened to comments from the owners during Open Forum.

The meeting was adjourned at 12:15 p.m.

Minutes submitted by Elisa Garin, Secretary as a DRAFT