

**DRAFT Minutes**  
Fieldstone Owners Association Meeting  
December 10, 2015  
221 Fieldstone Dr. (Mulert)

1. Called meeting to order - 10:07 am
2. Quorum established - Ward Redman, Don Padou, Robert Loudy, & Lynne Mulert present.
3. Agenda approved by all.
4. Approval Minutes from 9/11/15 Board meeting, Don moved to approve, Lynne 2<sup>nd</sup>, & all approved.

Approval minutes from 10/13/15 executive meeting about contracts for gutter cleaning, insurance, & fence repair. Don moved to approve Bob 2<sup>nd</sup> & all approved.

5. President's report - Ward reported RJ appliances came out and took burners out & took them to the shop to be fixed. As of now he has not returned Ward's call.
6. Treasurer's report - Don reported

Account Balance (based on October statements)

Operating Account \$47,244.54  
209 Rental Account 5,445.34

Reserve Fund

Bank 151,085.14  
CD 1 60,232.82  
CD 2 103,098.53  
Total 367,106.37

Delinquencies (as of Nov. 30, 2015)

Owner A \$140  
Owner B 795  
Owner C 270  
Owner D 270  
1,475

Owner A has acknowledged the arrears and has said that it will be erased in December. Owner B may - or may not. Don reports he is confident that if the deposits were not made that the owner will pay promptly the arrears.

Unit 209 has new tenants, Erica & Jose with their son & daughter moved

in December<sup>1<sup>st</sup></sup>. They will pay rent to HOA until the bank forecloses on the mortgage.

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Renewing our insurance policies was very expensive this year. Don reported that we trimmed some unnecessary coverage, but the premium still went approximately \$18,000 to approximately \$28,000 per year.

7. Committee reports
  - A. Pool - Nothing new.
  - B. Social - A cocktail party hosted by Cindy Casper, BYOB, reply to Cathy Stroup.
  - C. Welcoming- Met with #209 new renter, very nice couple with 2 kids & a small dog.
  - D. ARC - Pythom door approved for #249.
  - E. Landscape - Thanks to Elison for watering the berm this summer. Barbara Soper asked about the landscape budget for replacing dead plants. The Board recommend she submit a request with the type of plant, cost & location so we can consider approving or not because of the drought.
  - F. Welcoming - doing a great job.
8. Old Business
  - A. Update on CC&Rs - reported that he will be sending out the 2<sup>nd</sup> Draft for the owners to review & give feedback.
9. New Business -
  - A. Budget request (see Landscape)
  - B. Painting issue: #189 Fieldstone Dr., after much discussion the Board will pay for the paint & the cost of repainting her porch trim.
  - C. Barking dog & truck noise complaints. Ward is working with the neighboring manager and manager from the rental. He will continue to do so.
10. Owner's comments: Open Forum
  - A. Don has walked along the ditch in the backyards of Fieldstone. He will write a letter to those homeowners who need to clean out their ditch.
  - B. One homeowner thanked the Board for what all they do. The Board thanked them & asked the homeowners to step up and run for the Board. (2 ) positions open.
11. Moved to adjourn at 11:54 am

Fieldstone Owners Association  
Treasurer's report  
December 10, 2015

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Owner C	270
Owner D	<u>270</u>
	1,475

Notes:

1. Our original tenants in unit 209 moved out at the end of October. We have new tenants, Erica and Jose and their son and daughter, who moved in on December 1<sup>st</sup>. The new tenants will pay rent to us until the bank forecloses on the mortgage.

2. Renewing our insurance policies was very expensive this year. We trimmed some unnecessary coverage, but the premium still went from approximately \$18,000 to approximately \$28,000 per year. We shopped our business to over a dozen insurance companies, but Travelers was the only one that would even offer a quote.

3. Owner A has acknowledged the arrears and has said that it will be erased in December. Owner B may – or may not – have made cash deposits to our account. We are researching the matter. I am confident that if the deposits were not made that the owner will promptly pay the arrears.

## RECOMMENDATIONS

1. Pursuant to the Board's directions, I tried to walk up the drainage ditch on the east side of the Development. The ditch is blocked in several places by the actions of owners or residents (e.g. stones or other barriers). I recommend that the Board deliver a letter to each house that borders the drainage ditch informing the owners that they must keep the ditch clear and that their failure to do so opens them to liability in the event that there is flooding caused by the blocked ditch.

2. The Restated CC&Rs 2d Draft are complete. The 2<sup>nd</sup> Draft reflects changes to the 1<sup>st</sup> Draft provided by Members except for those suggestions that amounted to a significant change in the Association's policies. The 2<sup>nd</sup> Draft, however, does reflect some changes in Association policies where I tried to reconcile internal contradictions and legal requirements.

I recommend that the document be published on the Association's website for review by the Members. I further recommend that the Board schedule a time to consider any changes to the document that the Board or Members may wish to offer. Any suggested change should be in the form of a proper amendment rather than a vague exhortation to rewrite a provision.