

FIELDSTONE OWNERS ASSOCIATION

DRAFT

Minutes of the Meeting of the Board of Directors

Tuesday, June 11, 2019

Location of Meeting:

Pool/Patio Area

344 Fieldstone Drive

Murphys, CA 95247

The meeting was called to order at 6:00 p.m. by President, Mary Radford. Officers present were Dave Powell, Elisa Garin, Kevin McWheeney, and Aaron Smith.

I. Reports

A. President

1. Painting Update: Painting contractors were approached to fully paint all of the houses top to bottom for the subdivision. Contractor bids reflected that dry rot and damage be identified and repaired prior to painting. As a result, painting will be held off this year so that a thorough pest inspection can be conducted, damage identified, and repairs scheduled.
2. The Board is gathering bids for the roof inspections and road repairs proposed for this year.
3. Thanks to Michael Hager for updating the Fieldstone homeowners directory and Gayle/Elson for work on the bulletin board. Copies of the updated directory are available from Leslie Hager (leslie.hager@comcast.net).
4. Pool: The LED lights in the pool were flickering and when the Environmental Health Department conducted an inspection, the lifesaving equipment was not in compliance (lifesaving ring old and improperly sized, rope and signage deteriorated, metal hook rusted, and chlorine level low). The lights and safety equipment were replaced. Photos of the updated equipment were sent to Calaveras County and the pool reopened.

B. Treasurer

1. Monthly financials brought to meeting and available for review. Money for the Reserve Fund is being allocated and will be transferred to Edward Jones in one lump sum by the end of the year.
2. All HOA dues are current. Some are slow to come in each month which has necessitated frequent trips to the bookkeeper so checks are deposited weekly.

II. Review of the Previous Minutes

Approval of the draft minutes from the April 13, 2019 meetings. Kevin moved to approve the minutes. Aaron seconded the motion. The motion was approved by a 5-0 vote.

II. Action Items:

1. The Board will consider a request by the homeowner of unit 308 to install an awning for sun protection above one of the 2nd story side windows on her house. The applicant included a bid from the fabricator and a hand drawn illustration. The CCR's in Section 10.1 address awnings and require submission of plans and specific information in writing in order to approval projects of this kind. Kevin motioned that the Board discuss the awning. Mary

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- seconded the motion. The Board discussed the request but agreed additional details and specifications are required. The motion was tabled pending further information.
2. The Board considered contracting with a management company to conduct tasks currently conducted by Board members. The Board contacted 4 management companies to solicit bids and scope of work. Kevin moved to proceed with the due diligence to hire a management company. There was no second for the motion. The motion was not passed.
 3. The Board considered a request to release Sea Magic as the Landscape contractor and to hire Avila Landscaping to replace them. Kevin moved that the Board consider releasing Sea Magic as the landscape company and replacing them with Avila Landscaping. Aaron seconded the motion. Aaron removed his second so that the motion could be amended. Kevin amended the motion to state that the Board release of Sea Magic by the end of June and replace it with Avila provided the company met qualifications for insurance and bonding. Aaron seconded the motion. The motion passed 4-1. The votes were as follows: Mary-yes, Kevin-yes, Elisa-yes, Dave-yes, Aaron-no.
 4. The Board considered a request authorizing a payment of \$1,553.80 for the installation of a six-inch slotted drain and retaining wall in the back yard of Unit 119 to collect and redirect storm water as described in the April 13, 2019 Board meeting. Kevin moved that the Board authorize the payment. Dave seconded the motion. The motion passed 4-1. The votes were as follows: Mary-yes, Kevin-yes, Elisa-no, Dave-yes, Aaron-yes.
 5. The Board considered a request authorizing the expenditure of \$132.45 for the purchase of 3 new irrigation timers. Elisa moved to authorize the expenditure of not more than \$132.45 for 3 new irrigation timers. Kevin seconded the motion. The motion was approved by a 5-0 vote.
 6. A 3-month CD at Edward Jones has matured. The Board considered a request to reinvest the money in another short term CD or leave it in cash. Dave moved to leave the funds in the account as cash. Kevin seconded the motion.
 7. The Board considered a request authorizing a payment of \$2,123.30 for LED lights, housings, and cords for the pool to replace the flickering lights. Kevin moved that the Board authorize a payment \$2,200.00 for the repairs. Elisa seconded the motion. The motion passed 5-0.
 8. The Board considered a request authorizing a payment of \$290.00 for the purchase of 2 Rola Chem Chlorine sensors, one pH sensor, and one ORP for the pool. Elisa moved that the Board authorize a payment of up to \$290.00 for the pool equipment. Kevin seconded the motion. The motion passed 5-0.
 9. The Board considered a request authorizing a payment of \$260.00 for the purchase of the pool safety equipment required by Calaveras County Environmental Health during recent inspection. Elisa moved that the Board authorize the payment of \$260.00 for the safety equipment. Kevin seconded the motion. The motion passed 5-0.
 10. The Board considered a request to remove the financial information from the Fieldstone website. The CCR's require that financial information be available to and provided to homeowners within 10 days of request. It was suggested that the website be updated to contain language stating that financial information can be obtained at any time by homeowners by contacting the Treasurer. Aaron moved that the Board authorize removing the financial information from the website to protect it from unauthorized access. Kevin seconded the motion. The motion passed 5-0.

III. Open Forum

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

The meeting was adjourned at 8:08 p.m.

Minutes submitted by Elisa Garin, Secretary as a DRAFT