

FIELDSTONE OWNERS ASSOCIATION

DRAFT

Minutes of the Meeting of the Board of Directors
Saturday, June 05, 2020

Location of Meeting:

Digital Meeting Format
344 Fieldstone Drive
Murphys, CA 95247

The meeting was called to order at 3:12 p.m. by President, Mary Radford. Officers present were Dave Powell and Elisa Garin.

I. Reports

- A. President
 - 1. The Board is soliciting information from several management companies regarding interest, scope of work, and cost.
 - 2. The swimming pool is ready for summer use but still requires annual inspection and approval for reopening from the Calaveras County Environmental Health.
- B. Treasurer
 - 1. A report describing the April monthly financials was presented during to meeting and was available for review. Expenses were somewhat higher this month because of legal bills, production of an annual report by the accountant, and revision of the election rules. Homeowner's dues were identified as current for all homeowners.

II. Review of the Previous Minutes

The Board considered approval of the draft minutes from the April 17, 2020 meeting. Elisa moved to accept the April 17, 2020 draft minutes. Dave seconded the motion. The minutes were approved by a 3-0 vote.

II. Action Items:

- A. The Board considered approval of the April financials. Elisa moved to approve the reports. Dave seconded the motion. The motion passed 3-0.
- B. The Board considered transfer of \$24,851.67 from the El Dorado checking account to the El Dorado Reserve Account. Elisa moved to approve the transfer. Dave seconded the motion. The motion passed 3-0.
- C. The Board considered payment to Cal-Pro painting for Invoice #3390 (\$14,431.90), progress billing #1 and Invoice #3398 (\$43,295.70), progress billing #2 for paint work completed through May 20, 2020 from the Reserve account at El Dorado Savings. Cal-Pro has painted six more homes since the end of May and follow-up has been conducted to evaluate the quality of the work, as well as, touch up, drips, and dry rot. A list of these items has been delivered to the contractor for repair. Elisa moved to approve the expenditures. Dave seconded the motion. The motion passed 3-0.
- D. The Board considered transfer of \$35,000.00 of funds from the Edward Jones Reserve account at to ElDorado Savings for payment of invoice #3398 to Cal-Pro Painting. Elisa moved to approve the transfer. Dave seconded the motion. The motion passed 3-0.
- E. The Board considered authorizing payment of funds for not more than \$2,423.00 to Baydaline & Jacobsen, LLP for legal work from the Operating account. Elisa moved to approve the spending. Dave seconded the motion. The motion passed 3-0.

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- F. The Board considered authorizing payment of funds for not more than \$2,200.00 to Deborah Morris, CPA, for financial annual review for 2018. Dave moved that the Board approve the spending. Elisa seconded the motion. The motion passed after discussion 3-0.
- G. The Board considered authorizing payment of funds for not more than \$279.08 to Mary Radford for irrigation valves, batteries for timers, Taylor pool chemical test kit, drippers, irrigation fasteners, and key duplication. Dave moved to approve the spending. Elisa seconded the motion. The motion passed 2-0 (Mary abstained).
- H. The Board considered adopting new election rules dated March 27, 2020. The proposed rules have been posted for a 29 day comment period. None of the Board members have received homeowner comment. Elisa moved to approve the election rules. Dave seconded the motion. The motion passed 3-0.
- I. The Board considered promulgating and posting for 29 days a "One Car in the Garage" Rule requiring homeowners to park at least one car per household in the garage to minimize on-street parking. Dave moved to approve creating and posting the proposed rule. Mary seconded the motion. The motion passed after discussion 3-0.
- J. The Board considered promulgating and posting for 29 days a "Roof Leak Repair" Rule with procedures for conducting repairs and requesting compensation from the homeowners association for damage by roof leaks. Dave moved to approve the creating and posting the proposed rule. Mary seconded the motion. The motion passed after discussion 3-0.
- K. The Board considered approving a request for a change to the outdoor light fixtures from Dave Powell for 256 Fieldstone. An Architectural Review application was submitted with details for Board review. Mary moved to approve the lighting change. Elisa seconded the motion. The motion passed 2-0 (Dave abstained).
- L. The Board considered approving a request for a color change to the front doors for 189, 249, and 293 Fieldstone Drive from a variety of colors to an existing black color. Dave moved to approve the request. Elisa seconded the motion. The motion passed 2-0 (Mary abstained).

III. Open Forum

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

The meeting was adjourned at 4:25 p.m.

Minutes submitted by Elisa Garin, Secretary as a DRAFT

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Below – Approval signature, election rules:

which time custody shall be transferred to the Association. One (1) year after the Member vote concluded, the Association must retain, as Association records, these documents for the remainder of the current fiscal year in which it receives the documents from the Inspector and for the following two (2) fiscal years.

11.2.1.2 In the event of a recount or other challenge to the election process, the Inspector shall, upon written request, make the secret ballots available for inspection and review by Members or their authorized representatives, if the request is timely. Any recount shall be conducted in a manner that preserves the confidentiality of the vote.

11.2.1.3 Signed voter envelopes may be inspected but shall not be copied by any Member inspecting Association records.

11.2.2 Storage and Retention.

11.2.2.1 Materials that shall be retained as election materials include:

11.2.2.1.1 Candidate Registration List.

11.2.2.1.2 Voter List. This list shall include the name, voting power, and either the physical address of the voter's separate interest, the parcel number, or both. The mailing address for the ballot shall be listed on the voter list if it differs from the physical address of the voter's separate interest or if only the parcel number is used.

11.2.2.2 Inspection of Lists. The Association shall permit Members to verify the accuracy of their individual information on both lists at least thirty (30) days before the ballots are distributed. The Association or Member shall report any errors or omissions to either list to the Inspector, who shall make the corrections within two (2) business days.

CERTIFICATE OF ADOPTION

I hereby certify that I am the Secretary of the Association and that the foregoing Election Rules are a true copy of the Election Rules approved by the Board at its meeting held on June 5, 2020, at which a quorum of the Directors was present. I further certify that the foregoing Election Rules are in full force and effect; that the same have not been rescinded, nor has it been amended or modified.

Dated: June 5, 2020

By: Elisa R. Dain
_____, Secretary