

FIELDSTONE OWNERS ASSOCIATION

DRAFT

Minutes of the Meeting of the Board of Directors
Thursday, August 29, 2019

Location of Meeting:

Pool/Patio Area
344 Fieldstone Drive
Murphys, CA 95247

The meeting was called to order at 4:03 p.m. by President, Mary Radford. Officers present were Dave Powell, and Elisa Garin.

Offices of Treasurer and Member at Large: Vacant

I. Reports

A. President

1. Kevin McWheeney has resigned from the Board as Treasurer.
2. Property Insurance: Maria Fajoro, our insurance manager, reports that Travelers Insurance, our current insurance provider, will not renew coverage of the subdivision after November 1, 2019. In a conference call with Maria, she stated that she needed a copy of the CCR's, that porch barbecuing would be prohibited, and only propane devices operated 10 feet from structures would be allowed. An information letter was sent to all Fieldstone homeowners explaining new limitations, concerns, and challenges associated with obtaining insurance. Maria reports that most future policies will include language defining the type and distance BBQ's and open flame devices can be operated near structures. Vegetation management and weed removal is also imperative. As our insurance manager, she is still "shopping" for a new company. Correspondence with Maria and the Board was provided saying she would get back to the Board by October 1, 2019 with her results.
3. Noise & Nuisance Complaint: A warning letter was sent to one of the homeowners regarding an under-aged party that resulted in significant noise and waste in the street. Any further violation will result in monetary fines.
4. Reminders: Parking on sidewalks and overnight is not permitted. Google Groups is a program for exchange of owner contractor recommendations, domestic services, and the like. It is not the format for bringing concerns to the Board or conducting Board business. The Board stated that it will not conduct business on social media.
5. Thankyou Carolynn McIntosh for updating the website.
6. We have a new homeowner at 249 Fieldstone Drive. Welcome the Thomas's and their daughter Lenni Oneto who will be residing in the house.
7. The Board is accepting nominations for the two open Board seats. Interested candidates should submit names to any Board member for consideration.
8. Pool: The subdivision experienced a pool closure earlier this month after Mary Radford discovered one of the lights hanging ajar underwater from its housing. Some irregularities were also noted with the automatic timer and chemical distribution system inside the pump room. These conditions posed a significant electrical and chemical hazard for the community so the pool was closed for use, the gate was locked, and Mary/Dave put a sign on the gate indicating that the pool was closed. Later that evening the sign was removed by an unknown person, causing confusion and concern by homeowners. The damage appears to have been malicious. The light was repaired, the

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sensors adjusted, and the doors to the pump room rekeyed to prevent unauthorized access. Owners are encouraged to report suspicious, malicious, or criminal activity to Board members or the sheriff. The pool is now functioning wonderfully.

9. Landscape: Contractor conducts work on Tuesday afternoons. Issues should be brought to Board member attention by Monday in order to be addressed in the weekly schedule.
- B. Treasurer: A phone report was given by Laurie from Sensible Bookkeeping in which she explained her duties. After receiving the ElDorado Savings Bank and Edward Jones statements she reconciles, conducts bookkeeping, registers FOA dues, writes checks to pay bills, creates financial reports, and has recently developed a report showing profit/loss, budget vs. prior year projections. We are currently at 101% of budgeted expenditures even with the unforeseen expenses like roof leaks, replacing the LED pool lights, safety equipment, and chemical probes for the pool. We have had some savings in lower landscape, electrical, and pool maintenance costs. The Board received the July financials and they were approved by the Board.
- C. Social: We have no Social Committee or events scheduled.

II. Review of the Previous Minutes

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

II. Action Items:

1. The Board considered authorizing payment of the following. Elisa moved to approve the spending. Dave seconded the motion. The motion passed 3-0.
 - a. \$1,725.00 to Sierra Foothill Pest for inspection of homes for dry rot and repairs.
 - b. \$150.00 to purchase and install Zoe-Sand pool filter sand by Calaveras Pool Service.
2. The Board re-considered approval of the installation of an awning on the northwest window at 308 Fieldstone Drive. Dave moved to approve the Architectural Modification/installation of an awning at 308 Fieldstone Drive. Elisa seconded the motion. The motion passed 3-0.
3. The Board considered implementing a rule on the use of open flame devices such as BBQs and fire pits for the subdivision to comply with insurance and fire standards. Propane devices only. Dave moved to develop a rule regarding the removal of open flame devices in the subdivision. Elisa seconded the motion. The motion passed 3-0.
4. The Board considered authorizing payment of \$10,100.00 from the Reserve Account to Glaze Concrete for the demolition and installation of the poorly draining driveway at 116 Fieldstone Drive. Dave moved to approve the spending. Elisa seconded the motion. The motion passed 3-0.
5. The Board considered authorizing payment of \$273.06 to Mary Radford for the purchase of chlorine, pool gate keys, bathroom & office supplies, and a certified letter. Elisa moved to approve the spending. Dave seconded the motion. The motion passed 2-1. The votes were as follows: Mary Radford-abstained, Dave=yes, Elisa=yes.
6. The Board considered preapproving the payment of up to \$100.00 for additional office supplies. Elisa moved to approve the spending. Dave seconded the motion. The motion passed 3-0.

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7. The Board considered approval of the bid from Reese's Sealcoating for road repair and resealing. Elisa moved to approve the spending. Dave seconded the motion. The motion passed 3-0.
8. The Board considered approving Dave Powell as interim FOA Treasurer. Mary moved to approve Dave to fill the position. Elisa seconded the motion. The motion passed 2-1. The votes were as follows: Mary Radford-yes, Dave-abstained, Elisa-yes.
9. The Board considered approving a \$300.00 processing charge to all homeowners requesting the documents necessary for the transfer of property. No motion was submitted. Issue failed for lack of a motion.
10. The Board considered implementing a rule to reduce the speed limit on Fieldstone Drive to 10 miles per hour and authorizing the payment of up to \$150.00 for the installation and purchase of a 10-mph sign and stake at the entrance of the subdivision. Dave moved to approve the new rule and the spending. Elisa seconded the motion. The motion passed 3-0.
11. The Board considered authorizing reimbursement of \$200.00 to Melba Thomas at 249 Fieldstone Drive for the roof leak damage to the interior of her home from last winter. Mary moved to approve the spending. Dave seconded the motion. The motion passed 3-0.

III. Open Forum

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

The meeting was adjourned at 5:55 p.m.

Minutes submitted by Elisa Garin, Secretary as a DRAFT