

FIELDSTONE OWNERS' ASSOCIATION

Board Meeting Minutes

February 9, 2008

DRAFT – not yet reviewed/approved by Fieldstone Board of Directors

The meeting was called to order by President Michael Ninos at 10:00 am at 327 Fieldstone Drive in Murphys.

BOARD MEMBERS PRESENT:

Michael Ninos, President

Steve Soper, Vice President

Tom Thrower, Treasurer

Cathy Stroup, Secretary

Carolyn Peterson, Director at large

Also attending: Joyce Hacker of M & C Association Manage Services Inc. and seven Fieldstone homeowners.

The minutes of the board meeting on 1-21-08 were approved as corrected.

Treasurer's Report for the month of January was presented and reviewed. The current gas bill is back in line with previous months. The water bill seems a bit high. Steve Soper to investigate. Late fees have still not been disclosed, (as to who is being charged and who is paying them), by M & C. The board has repeatedly asked for the accounting of the late fees. A certified letter will be written requesting the specific information to Tom Murphy, owner of M & C by Cathy Stroup. Motion was made and seconded to approve the Treasurer's Report.

At this point, Leroy Lopez was introduced from American Gutter Solutions. President Ninos and Leroy had done a walk-through to evaluate Fieldstone gutters and downspouts. Water is cascading over the gutters, damaging some walls and landscaping due to limited downspouts, as well as leaky and plugged gutters. Leroy presented his evaluation orally and will present the board with a written proposal to correct the roof drainage situation. The board hopes to take action as soon as possible before more rains arrive. Cassie will advise us if we can take a vote between meetings.

Joyce had arranged for a conference call with John Ceragioli, the Director of our Reserve Study. The board reviewed the study and was able to ask John for clarification on the details. Using the maintenance schedule and cost assumptions in the current draft of the study, Fieldstone's reserve fund may be significantly underfunded. The draft will be revised to divide the larger budgeted item, roofing and painting expenses, into a 3 year revolving schedule. John will also present a plan to increase our homeowner's due in a stepped manner to bring the reserves up to necessary levels.

Motion was made, seconded and passed to put up a sign near the mailboxes to display homeowners association announces, minutes of board meetings, ect. Cathy Stroup to handle this.

The claims committee report was not given as Michael Summers was absent.

Repair issues were presented. A tree fell and broke part of the fence in one yard. Flooding as occurred in the unit. Steve Soper to repair the fence. Motion was made for our landscape contractor to dig a drain.

Carolyn Peterson presented the legal notice Re. Murphy Oaks Subdivision. Meeting to discuss this issue is March 6, 2008.

Campora Gas Review Manager Dave Ligon was unable to attend. He sent a letter detailing the contents of the contract signed by our developer. The contract locks up Fieldstone for a specific amount of gas which will probably be a 20 year commitment. Cassie will review this type of contract for us. Don Actil will compare local gas prices with regard to our situation.

CC & R Synopsis

Carolynn McIntosh presented the report. The Communications Committee, with legal assistance, developed this summary of Fieldstone's CC&Rs and Bylaws. It is significantly briefer and simpler than the original documents. While the original documents, not this summary, remain the legal documents, this summary will be a quick and easy reference for issues of most interest to Fieldstone residents and homeowners. The board will review and make a recommendation for adoption. A task force was set up to review the document with Carolynn and give their recommendations to the Board. The members are Ron Moberg, Karen Castle, Cathy Stroup, and Carolyn Peterson. They will meet on Tues, Feb 12 at 6:30 at 327 Fieldstone Drive.

Karen Castle has been asked again to please get e-mail release from homeowners to facilitate faster communication. We will proceed with the addresses we have and let the homeowners know that if they don't want to receive the notices by e-mail they may decline this service.

With regard to the installation of the faucet covers by Bertini. Bertini has promised to return to cut the holes for the hoses before anyone should need them.

New Business:

Landscaping and Irrigation: Mulching will begin as soon as gutters are done so the water will not wash away the mulch. Homeowners are asked to report porch paint issues to Steve Soper. Painting will begin on the neediest porches.

Pool Committee chair Sharon Jimenez was absent but presented a written report detailing the 2 new tables and 12 chairs to be ordered for the pool area. Motion was made seconded and passed to order the chairs to be delivered after 4/1/08. Sharon will place the order.

Communication Committee:Carolynn McIntosh asked for the minutes to be emailed to her to post on our website.

Announcements.

CAI Luncheon date was announced. Pledges to the Cal-CLAC were tabled at this time. It was noted that the hose from the pool was left out and was a hazard. The hose was used to drain the pool during the heavy rains. There was discussion about the overflow for the pool. Soper to check on this.

Motion to adjourn the meeting was made seconded and passed at 1 pm.

Respectfully submitted,

Cathy Stroup