

FIELDSTONE OWNERS' ASSOCIATION
Victoria Inn - Murphys

Board Meeting Minutes

January 21, 2008

The meeting was called to order by Treasurer Tom Thrower at 10:00am at the Victoria Inn in Murphys.

BOARD MEMBERS PRESENT:

Tom Thrower, Treasurer
Ron Oberg, Vice President
Michael Ninos, Secretary
Gordon Green, Director

NOT PRESENT:

Judy Creighton, President

Also attending - Joyce Hacker and Cassie Turner of M & C Association Management Services Inc. and seven Fieldstone homeowners.

The meeting was held at the Victoria Inn and was called to order at 10:00 a.m. by Treasurer Tom Thrower.

The appointment of the new officers was immediately discussed.

Newly Elected Officers:

Vice President: Steve Soper
Secretary: Cathy Stroup
Director: Carolyn Peterson

Current Officers:

Treasurer: Tom Thrower
President: Michael Ninos; Michael will act as President for the remainder of his term.

A motion was made by Tom Thrower, seconded by Michael Ninos, and approved to accept all of the newly elected Board of Directors.

Treasurers' Report:

The December 2007 Financials were presented and reviewed. There were questions regarding the high Campora propane billing. It was explained by M & C that it was a 2 month billing statement; however, it was still considered excessive and will be researched. Joyce of M & C and Michael Ninos will contact Campora. **A motion was made, seconded and passed to approve the December 2007 financials and will wait for further information from Campora Propane.**

Old Business: There was continued discussion regarding the outside water pipe/box insulation boxes by Bertini Plumbing. Work has proceeded for several homeowners and there is a general sense of displeasure relating to the work done by Bertini Plumbing.

Several homeowners have complaints of the boxes not fitting properly and the lack of hose openings. Joyce will contact Bertini Plumbing for a work update for Fieldstone.

New Business: The Reserve study from Community Reserve Studies has been completed and was presented to the Board. The overall finding of this study from CRS is that the HOA is under-funded. A second study was considered, however, at this time that study has been tabled but may be considered in the future. It is suggested to analyze the maintenance listed in the Reserve Study to determine if the scheduling dates are correct. If not applicable, the dates can be extended which will impact the study.

A painting bid from local painter Garringer Painting will be requested by Joyce of M&C. The local bid is needed to compare to the Study quotes. This proposal will detail several aspects of painting to include the following: trim painting only, body only, porch only, etc. It was also suggested that any available monies left from the Operating Account could be swept into the Reserve Account. It was agreed that the Reserve Study would be tabled for the next meeting so that the Board could have a chance to read the report thoroughly. At the next meeting a conference call with CRS associate John Ceragioli will be scheduled to discuss any possible readjustments to the current Reserve Study and any change of dollar amounts and timelines for Fieldstone Owners Association.

Landscaping and irrigation was discussed. Gordon Green and Steve Soper will meet to discuss all landscape issues. There was discussion about a collective HOA volunteer work group. There will be more information to follow on this suggestion with the guidance of Steve. It was requested by the Board that Jorge Medinas of Medinas Landscaping attend the meeting; however, he was unavailable. Jorge has requested an additional landscape budget to allow for any immediate repairs, extra mulching, replacements, etc. This would be in addition to his monthly contract fee and would be used for any immediate repairs, mulching, replacements etc. A fund amount will be determined at a future meeting.

There was more discussion relating to the downspout-gutter situation. There has been a continuing "wash out" mulch problem that occurs when there is heavy rain. Steve Soper volunteered to contact LeRoy of American Gutter Solutions to schedule another review of the gutters and downspouts throughout the community.

A motion was made, seconded, and passed to have American Gutter Solutions re-evaluate the community gutter and downspout situation within Fieldstone.

A motion was made, seconded and approved to approve the M & C Management Contract.

Committee Reports:

Architectural Review Committee: Chair member Ron Moberg has agreed stay on as the Committee Chairman with new members Karen Castle and Cathy Stroup.

Landscaping Committee: New members are as follows: Steve Soper, Mary Radford, and Marian Martin.

Pool Committee/Common Area: Current members: Sharon Jimenez, Michael Ninos, and new volunteer Karen Castle. More volunteers to follow. It was agreed that more tables and chairs are needed for the pool area and a possible cover for the arbor area. M & C will request catalogs to be given to Sharon. Mary Radford suggested a solar panel system for heating the pool and will investigate further.

Claims Committee: Michael Summers presented the results of the Fieldstone Building/Construction survey. This topic was tabled for the next meeting to allow the Claims Committee to meet and evaluate the study. It was agreed that Michael Summers will consult a Construction Attorney to discuss how to proceed with construction defects. **A motion was made, seconded, and approved to have Michael consult an Attorney to discuss how to proceed with any Fieldstone construction defects.** Cassie of M & C will provide Michael with a listing of possible Attorney's. As the Committee moves forward, it was agreed that more community involvement will be needed.

Open Forum: Karen Castle volunteered to work on a communication release form which will be provided to all owners and renters.

It was agreed that the next Board meeting will be held at Cathy Stroup's house located at 327 Fieldstone Drive, Saturday February 9, 2008 at 10:00 a.m. Agenda items will be submitted to Joyce no later than February 1, 2008.

Michael Ninos suggested Board job descriptions and goals which will be on the next Board meeting Agenda.

There being no further discussion, a motion was made, seconded, and passed to adjourn the meeting at 12:06 p.m. End of Board Meeting Notes