

FIELDSTONE OWNERS' ASSOCIATION

Board Meeting Minutes

October 10, 2008

The meeting was called to order by President Michael Ninos at 9:00 a.m. poolside at Fieldstone community in Murphys.

BOARD MEMBERS PRESENT:

Michael Ninos, President
Steve Soper, Vice President
Tom Thrower, Treasurer
Carolyn Petersen, Director

NOT PRESENT:

Cathy Stroup, Secretary

Also attending: Joyce Hacker and Cassie Turner of M & C Association Management Services Inc. and three (3) Fieldstone Homeowners.

The meeting was called to order at 9:06 a.m. by President Michael Ninos.

A motion was made, seconded and carried to approve the September 12, 2008 meeting minutes.

A motion was made, seconded, and carried to approve the September 2008 financials.

OLD BUSINESS:

Leroy Lopez of American Gutters discussed his previous work proposal and scope of work for the community. The initial proposal will be reduced to include down spouts and sealing only for 34 units at a cost of \$375.00 per unit not to exceed \$12,850.00. The work will begin within two (2) weeks. Travel time and extended work time will not be added or incurred by the Association.

A motion was made, seconded, and carried to approve the American Gutter proposal and to authorize the work.

Michael Ninos discussed the caulking and repair work of the wood separation within the community. He suggested caulking work be done by Robert of Angels Yard and Clean Maintenance at a cost of \$25.00 per house. Caulking cost should not exceed \$1,150.00. This topic was tabled awaiting further information and paint evaluation.

Mike, Regional Sales Manager from Dunn Edwards, attended the meeting to discuss the painting issues within Fieldstone. The community was originally painted with Dunn Edwards paint. His opinion is to continue with the same color scheme and paint manufacturer. He will survey the community and write a paint specification proposal for the community. Karen Castle will provide Mike the original color scheme of the community. It was requested that a local paint contractor proposal be submitted for Board review. Val Garringer of Garringer Painting will be contacted and a bid will be requested for labor only painting to be submitted to the Board. Mike will also review the areas that need to be calked, primed, and painted. The Board will be notified of the proper method to correct this situation by Mike.

John Ceragioli of Community Reserve Solutions has been contacted to evaluate the Reserve accounts and asked how to access and make use of the monies relating to painting. Further update to follow on Reserve painting and possible special assessment funding solutions.

The tree trimming quote will be submitted. The connecting neighbor behind FS023 with the very large oak tree is agreeable to tree trimming. More to follow on this proposal.

Paul Bertini of Bertini Plumbing completed his analysis of the community and suggests that the Board go back to Angels Sheet Metal, who did the initial work, for repair and update. The opinion is that the ducting was installed wrong. Installation of attic fans and further attic insulation has been recommended. Review of title 24 specifications was suggested. Micahel Ninos will contact Angels Sheet Metal regarding the initial work.

Michael reported that Roberto Ravera can do the cleaning of the gutters and will extend the drain lines. A motion was made seconded and passed to have Roberto Ravera Clean the gutters and extend the drain lines at a cost of \$45.00 per home not to exceed \$2,300.00.

Steve Soper discussed the landscape tree planting schedule. A motion was made, seconded, and passed to continue with tree planting within the community.

There being no further discussion, a motion was made, seconded, and passed to adjourn the meeting at 11:00 a.m. The Board continued in private session.

