

Fieldstone HOA
Board of Directors Meeting
DATE: January 18, 2013
LOCATION: Steve Soper's home - 123 Fieldstone
TIME: 2:00 pm

I. Call Meeting to Order - at 2:02 pm

- A. Establish a Quorum - All Board members present- Carolyn McIntosh by skype
- B. Verification of Meeting Notice/Agenda
Motioned to approve by Michael, 2nd by Steve & all approved

II. Meeting Minutes Approval

August 17, 2012 Minutes motioned to approve by Bob, 2nd by Steve, & approved by all.

III. Open Forum

10 Homeowners present

- Concerns about ice on sidewalks and driveways
- Some Railings need painting
- Leak from furnace...unconnected PVC pipe
20 yr. warranty. Will put an FYI in the newsletter
- Marjorie Quarry reports on CERT ...will put in newsletter
Report back on other concerns address in next meeting.
- Jon Bratten reported that fireplace blowers are very effective to help move heat out into the room. Red Store has 3 different blowers. RJ Appliances are capable of inserting blowers.

IV. Treasurer's Report

A. Review of Financials

- We have Operating Cash of \$89,770; and our Reserve Funds are \$213,210.
- Total amount of overdue assessments are \$18,700, up \$2500 from when we met in October. For the last 5 months we have had 2 accounts overdue.
- Our total expenses for 2012, including contribution to Reserves, came in at \$136,800 vs. a budget of \$141,000, \$4200 under budget. We have moved this excess money into the Reserves account, as voted on by the membership at the Annual Meeting.

V. Old Business

- A. CARS Resolution:** Carolyn motioned to approve the following resolution: "We authorize and instruct that CARS record Notice of Delinquent Assessment ("Lien") for the full amount of unpaid assessments, late charges, interest and collection fees and costs against any property that is 90 days or more delinquent if such account has not

been reinstated by the Notice of Intent to Lien, until our next meeting, tentatively scheduled for April 19, 2013. Seconded by Lynne and approved by all.

B. Insurance updates:

Michael Summers stated HOA Board takes into consideration each individual unit concerns about insurance issues which are governed by the CC&R's of the association.

C. Maintenance Issues:

- Long term budget/plan: Carolynn reported that she and Rikki discussed how the budget should be revised to reflect additional maintenance line items that should be considered as our homes begin to age. As a result Carolynn recommends for the next Reserve Study adding lines for roof inspections and gutter cleaning and maintenance. For the roofs, Rikki recommends annual roof maintenance, which her other associations due. This would probably cost about \$1600/year, which could impact members' monthly dues by \$3. If we do annual gutter cleaning at same time, this would probably cost an additional \$2250/year, or another \$4/month. However, the Board may decide to do gutter inspection on some houses annually, and some every couple years, depending on location relative to trees.

- Bonnie Thrower reports that the pool needs new grout and the coping (concrete blocks) need replacing.

Bonnie presented 2 bids she has gotten from contractors.

Board will review bids.

- House paint peeling on homes, which were painted in 2009 & 2010

Steve Soper will contact painters with a list of homes that need touch-up due to the harsh sun. He will get bids on railings.

- Encourage homeowners to get their chimney checked and have a storm guards put on. The Red Store has done this work on a number of Fieldstone homes already.

D. Update, Campora contact review

Carolynn reported that she and Steve have met with another company to compare pricing. They are ready to review pricing on residential rates with Campora.

VI. Committee and Manager Reports:

ID current membership: Reviewed committee and board membership. Updated list is included in these meeting notes, in order to insure these people are covered under Association Worker's Compensation.

A. Landscape committee

Steve Soper reported that all leaves have been picked up.

Trees have been trimmed and some plants have been moved.

He reports that the entry has a ledge around the new plantings.

Loren Hilden reported that the committee will be cleaning up the mail box area.

B. Architectural Committee

Lynne reports no actions at this time.

C. Pool/Common Area Committee

Bonnie reports that there are 2 code compliances we need
To attend to: a no diving tile needs to be added by the
depth tiles and the hand rails need to be longer at the steps.
A reminder to all that the pool rules are posted by the gate.

D. Social Committee

Lynne Mulert & Cathy Stroup report that they tentatively
have 5 events the 1st one is BBQ Potluck in May when the
pool opens. Wine tasting an appetizers (June), Bingo
(July), Dessert event (Aug.) & Pool closing BBQ. Dates to be announced.

E. Welcoming Committee

Lynne reports 2 new renters.

F. Communication Committee

Still needs Chair

Directory Update: Carolynn McIntosh said its time to start working on Directory
update since we have run out of old directories.

Communications committee needs volunteers for the newsletter & e-mails.

Skip Orvis volunteered to be on this committee, and can be a back up for Carolynn
on updating the website.

VII. New Business

A. Adopt a letter to FHA about liabilities of skylights and recommendation to Not allow.
Discussed putting out a letter to homeowners to vote on whether or not to allow sky
lights with pros and challenges of structural changes to roof which the CC&R's state we
are responsible for all roofs. The Board may get legal opinion on roof structural
changes.

B. 2013 Annual Meeting: status of reserving room at Ironstone

Steve Soper reported that a room has been reserved for the Annual meeting, which
will be held on October 19, 2013, at Ironstone Winery at 10 am.

VIII. Meeting Announcement

Next meeting will be April 19, 2013 at 2 pm, at the pool
(Weather permitting).

IX. Adjournment to Executive Session

Steve motioned to adjourn, Bob 2nd, all agreed.

Adjourned at 3:35pm.

As of Jan. 2013

A. Membership Identification/update (to ensure we have a list of those covered by Worker's Comp. Policy)

1. Landscape committee

Chair: Steve Soper: (707) 738-6655, stevesoper@sbcglobal.net

Loren Hilden, Miriam Martin, Barbara Soper & Cathy Stroup

Responsibilities:

- Maintain the landscape design
- Add plants as needed
- Manage landscape contracts and equipment

2. Architectural Committee

Chair: Lynne Mulert (209) 487-3770, lynnemulert@gmail.com

Michael Hilden, Steve Soper, Michael Summers

Responsibilities: Any person proposing to construct or alter any part of the exterior of a property (I.e. Patio covers, awnings, satellite dishes), shall

First obtain approval in writing from the Architectural Review Committee before taking any such action.

- Understand and apply the CC&R's to proposed modifications, replacements
- Keep the board informed of requests to change or add anything to a home in Fieldstone

- Hold public meetings, noticed in advance

3. Pool/Common Area Committee

Chair and members- Co Chairs : Brian Klassen & Bonnie Thrower

Riley Klassen- checks pool chemicals daily

Openings: 1 members

Responsibilities:

- Maintain pool chemicals (a pool contractor does some of the testing)- Insure cleanliness of common areas (pool grounds, outdoor kitchen area, & bathrooms).

Includes recommendations to the Board on hiring a cleaner.

- Insure that owners/renters have pool passes and guest passes & sign-in sheets are available.

- Make recommendations to the Board on any management issues involving the pool and general area.

4. Welcoming Committee

Chair: Lynne Mulert (209) 487-3770, lynnemulert@gmail.com

Openings: 1-2 members

Responsibilities:

- Meet new owners/renters and welcome them to Fieldstone community

- Give them a copy of the CC&R's with their signature that states they have read them.

- Fill out form with information for OMNI Management and Community Directory

5. Social Committee

Co-Chairs, ☐ Cathy Stroup & Lynne Mulert

Responsibilities: ☐- Plan social events ☐- Post notices of events on HOA web site, newsletter & bulletin board. ☐☐

G. Communications Committee☐

Members☐ Carolynn McIntosh (Fieldstone website)☐ Carol Betz (Community Bulletin Board by mail box) ☐ Skip Orvis

Responsibilities: ☐

- Maintain website ☐
- Create Newsletter content ☐
- Post information on Community Bulletin Board. ☐

Fieldstone Board of Directors:☐

PRESIDENT: Michael Summers 916 698-5479

capacitybuilder@sbcglobal.net☐

Vice PRESIDENT: Steve Soper 707 738-6655

stevesoper@sbcglobal.net

SECRETARY:

Lynne Mulert 209 890-7142

lynnemulert@gmail.com


TREASURER: Carolynn McIntosh 541 86 8-7909

alexcarol@comcast.net

Member at Large- Bob Loudy 949 230-4460

rloudy@gmail.com

Prepared and Ratified by:


Lynne Mulert, Secretary