

**Fieldstone HOA**  
**Board of Directors Meeting**  
**DATE: June 21, 2013**  
**LOCATION: Pool**  
**TIME: 2:00 pm**

**I. Call Meeting to Order - 2:03 p.m.**

- A.** Establish a Quorum – Brandon Kanner, CMCA (OMNI), Michael Summers, Steve Soper,Carolynn McIntosh(via phone), & Lynne Mulert present.  
**B.** Verification of Meeting Notice/Agenda - Verified

**II. Meeting Minutes Approval**

On a Motion from Member Soper and seconded by Member Mulert, the Board unanimously approved the minutes of April 19, 2013.

**III. Open Forum**

A Member of the Association informed the Board of concerns regarding insurance coverage and lack of response from the Association's insurance broker.

A Member of the Association requested information on the process the Association takes to notify Homeowners of violations. The member was informed of the process by the Board.

A Member of the Association requested the Board explore the establishment of a rental restriction. The Board informed the homeowner they had taken steps to establish a rental restriction in past years. Management informed the Board under current law rental restrictions would only apply to homes purchased following the ratification of the restriction.

A Member of the Association requested the Board explore the addition of lighted and/or street numbers for ease of locating a given address. The Member stated the current address location does make it difficult for guests and emergency personnel.

**IV. Treasurer's Report**

**A. Review of Financials - May 2013.**

Operating cash of \$48,045.76; Reserve Funds of \$234,237.23  
Total amount of overdue assessments are \$17,229.88, up \$1,840.00 from April 2013.  
Expenses vs. Budget: With few exceptions expenditures are within expected budgetary levels. Exceptions being legal services and additional managerial fee

- B. CARS Resolution:** On a Motion from Member McIntosh and seconded by Member Soper, the Board unanimously authorized 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 August 16, 2013.

**C. Insurance Update: Tabled.**

**D. Maintenance Issues**

- a. **Roof & Gutter Review & Repair:** The Board discussed the establishment of yearly roof inspections as well as the installation of gutter guards in areas where foliage has grown to a level affecting the gutters.
- b. **Pool Repair Proposals:** The Board discussed the renovation of the pool. Member Summers stated following discussions with pool contractors, the time surrounding the pool should not be replaced. The tile should be replaced in conjunction to the replacement of the plaster.
- c. **Painting Review on houses: Tabled**

**E. Report on Campora:** Member McIntosh submitted a draft letter to send to Campora regarding the structure of propane agreement.

On a Motion from Member Soper and seconded by Member Summers, the Board unanimously agreed to approve and send the draft letter to Campora.

**F. Skylight Vote:** The Board reviewed Member comments regarding proposed skylight restriction. Of the Members who responded six (6) were in favor of a ban, while three (3) were opposed to a ban on skylight.

On a Motion from Member Mulert and seconded by Member Summers, the Board unanimously agreed in include a ban on skylights during the next revision of the Architectural Guidelines.

**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**

The Landscaping Committee reported the majority of planting has been completed. In addition the mailbox area was also completed. Due to lack of soil the Committee was forced to increase expenditures for the purchase of soil. The Committee further reported they are

within budget and will use the remaining budget for fall planting.

The Board requested the Landscaping Committee finalize the Master Landscaping Plan for Board review by the August meeting.

**B. Architectural Committee-**

The Architectural Committee had no report as the Committee Meeting had taken place earlier in the day.

**C. Pool Committee**

The Pool Committee had no official report to give to the Board. The Committee did report many people are not following the pool rules. It was suggested a notice should be sent to remind everyone of the rules.

**D. Social Committee**

The Social Committee informed the Board they have had much success in welcoming new members to the Association. In addition the Committee informed the Board they will be conducting a July event.

**E. Welcoming Committee**

The Welcoming Committee has informed new residence of the pool rules. The Committee suggested new members sign an acknowledgement of the rules. The Committee was informed this is already required.

**F. Communication Committee**

The Communication Committee suggested 3-4 newsletters be sent to all residents at standard intervals as the Committee has received positive feedback.

**G. The Board established the next Meeting of the Association to be held August 16, 2013 at 2:00 p.m.**

**Adjournment:** There being no further business, a motion was made, seconded, and passed to adjourn the meeting at 4:14 p.m.

**Fieldstone Board of Directors:**

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Vice PRESIDENT: Steve Soper 707 738-6655

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*Lynne Mulert*