

**Fieldstone HOA**  
**Board of Directors Meeting**  
**DATE: August 16, 2013**  
**LOCATION: Pool**  
**TIME: 2:00 pm**

**I. Call Meeting to Order - 2:04 p.m.**

Establish a Quorum

Verification of Meeting Notice/Agenda - Verified

Board Members Present: Michael Summers, Carolynn McIntosh, Lynne Mulert and Bob Loudy were present.

Absent Board Members: Steve Soper

Also Present: Rikki Richter, OMNI Senior Community Manager

**II. Meeting Minutes Approval**

Carolynn McIntosh made a motion to approve the June 21, 2013 Board Meeting and Executive Session Meetings, which was seconded by Bob Loudy. Motion carried.

**III. Presidents Message**

Addressed last year issues and repairs; learning curve, added complexity for preventative roof maintenance and noted time involved. Reach out to community for volunteers for BOD and Committees.

**III. Open Forum**

\* The Board unanimously agreed to limit open forum for each member to 5 minutes due to the intensity of business to be conducted.

- A. Membership comments included the following: Daniel Loving on Kristine Gialdini behalf (355 Fieldstone Drive) stated the open forum is unreasonable and the Peachtree decision is unfounded. Daniel recommended the rules sign to be moved to outside the gate.
- B. Resident, Joseph Fontana (174 Fieldstone) discussed the infraction of violations. Clarification on RV parking in the Association. Asked if tenant or non-members can be on the board.
- C. Sharon stated the Board is a Gestapo, and she wants the Board to be more laxidazical about the rules specifically people parking in driveway.
- D. Barbara Soper (123 Fieldston e) asked if the Board could consider an extension for RV parking.
- E. Carolyn McIntosh (137 Fieldstone) asked about parking rules and clarification of parking on street.
- F. Board acknowledged Bonnie Thrower for all the help she committed to the pool.

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**IV. Treasurer's Report**

**A. Review of Financials**

- Operating cash of \$55,016.67; Reserve Funds of \$239,583.66
- Total amount of overdue assessments are \$16,154.04, down \$1,075.84 from when we met in June 2013.Carolynn McIntosh motioned to approve financials, Lynne Mulert 2<sup>nd</sup> & all approved.

**B. CARS Resolution:** Carolynn McIntosh 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 October 19, 2013". Lynne Mulert 2<sup>nd</sup> & all approved.

**C. 2014 Budget:** Ten dollar increase was proposed for the budget; Carolynn McIntosh moved to approve the increase, Lynne Mulert 2<sup>nd</sup> & all approved.

**V. Old Business**

**Maintenance Issues:**

- 1) Roof & Gutter Maintenance: revived and discussed completion
- 2) Report from Advanced Roofing-Tabled
- 3) Pool Repair Plan/bids- Carolynn McIntosh moved to approve Burkett's Pool Plastering Bid to Remove and Replace deck-o-seal (grey) for \$780, Bob Loudy 2<sup>nd</sup>, & all approved.
- 4) Painting Review on houses was tabled pending bids for dry rot.

**C) Campora Report:**

Carolynn McIntosh sent letter and spoke with Campora regarding the number of issues. Meeting scheduled Monday morning.

**VI. New Business:**

- 1) Discussion: Limiting the percentage of renters in Fieldstone-Tabled
- 2) Carolynn McIntosh moved to approve Rikki Richter Community Manager for Fieldstone HOA a representative of OMNI to be the Inspection of Elections, Bob Loudy seconded, motion carried.

**VII. Current Membership/Report:**

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*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**

Barbara Soper reported on the water control circuit the breakers in homes affect the controller. Quality of work is not up to standard. Steve met with Sea Magic to renew contract. Committee provided first draft of landscaping plan book. Landscape Member was lost-Miriam Martin.

**B. Architectural Committee-**

One request for door change

**C. Pool Committee**

Committee reported the pool passed inspection

**D. Social Committee**

Announced the event in June went great, as well as the pool side event in August will have live entertainment, and the Annual Meeting will accompany a chili cook off.

**E. Welcoming Committee**

Lynne Mulert continues to welcome new residents.

**F. Communication Committee**

Working on website; looking for more options for communication

**VIII. Meeting Announcement**

**Annual Meeting on October 19, 2013**

**IX. Adjournment to Executive Session**

4:09 pm

**Committees and Volunteers As of today August 16, 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](mailto:stevesoper@sbcglobal.net)

Loren Hilden, Barbara Soper & Cathy Stroup

Responsibilities:

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

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**2. Architectural Committee**

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

Matthew 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](mailto: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.

**6. Communications Committee**

Members:Carolynn McIntosh (Fieldstone website), and Skip Orvis (Community Bulletin Board by mail box)

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**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](mailto:capacitybuilder@sbcglobal.net)

**Vice PRESIDENT:** Steve Soper 707 738-6655  
[stevesoper@sbcglobal.net](mailto:stevesoper@sbcglobal.net)

**SECRETARY:**  
Lynne Mulert 209 890-7142  
[lynnemulert@gmail.com](mailto:lynnemulert@gmail.com)

**TREASURER:**Carolynn McIntosh 541 86 8-7909  
[alexcarol@comcast.net](mailto:alexcarol@comcast.net)  
Member at Large- Bob Loudy 949 230-4460  
[rloudy@gmail.com](mailto:rloudy@gmail.com)