

FIELDSTONE OWNERS ASSOCIATION  
Board Meeting Minutes  
January 28, 2023 at 1pm  
Upstairs at the Murphys Library and by Zoom

- The meeting was called to order at 1pm. Board Members Present: John Corona, Abigail Padou, Denise Summersett, Jeff Muscatine.
- The Board unanimously approved the following meeting minutes:
  - a. 12/3/22 board meeting minutes
  - b. 1/7/23 board meeting minutes
  - c. 1/13/23 emergency board meeting minutes

**2. Status Reports:**

- a. **Investing the Fieldstone Reserve Fund in CDs – Abigail**  
Edward Jones funds have been invested in CDs, as approved by the Board. The \$190,000 in Reserve Funds held at Pacific Western Bank is in the process of being transferred to Edward Jones.
- b. **Getting a proposal from Jorge Torres for sidewalk and driveway repairs – Abigail**  
Jeff and Abigail did a walkthrough with Jorge Torres Jr. on 1/24/22 so he can prepare a quote.
- c. **Following up with CAMS/Bruce's Tree Service on the removal of two tree stumps and exposed roots at Unit 220 – Denise**  
Denise will get an estimate for stump and root removal from Hulises (for 220 and other locations) and will request a refund in the same amount from Bruce's Tree Service.
- d. **Emailing all homeowners their 2019 pest control report – Jeff**  
This has been completed.
- e. **Getting proposals for gutter work at Units 159, 237, 293 and back gutter at 361- John**  
John will call Tom Bolin of Bolin Roofing to get an estimate.
- f. **Report on meeting location for Annual Meeting – Denise**  
The location will be the meeting room at The Watering Hole, for \$75.
- g. **Opening a warranty claim against Cal-Pro – John**  
John will continue to work on this by contacting Cal-Pro directly instead of working through CAMS.

John will do a comparison of the 2019 inspection report for Unit 209 vs. the 2022 inspection report for Unit 209 to identify failing paint and items that were not fixed by Cal-Pro in 2019. John will do the same for Units 237 and 159 as testers.

**h. Report on inventory of irrigation materials from the suspended project and options for recovery – Jeff**

Jeff will follow up with Roberto of Angels Landscaping to try to get receipts for the irrigation materials he purchased.

Denise will request pool keys from Steve Soper and Kevin McWeeney.

**i. Report on meeting with Hulises Avila re priorities for near term landscaping (irrigation repairs, planting, service) and board to discuss priorities for action to be placed in next agenda – Denise**

Denise will get an estimate for timer replacement for 5 units, a valve for 1 unit.

Denise will also have a discussion with Hulises about optimizing his time—no time spent on minor pruning and leaf blowing.

**3. Proposed Board Actions:**

**a. The board will consider approving the October, November and December financials.**

No action was taken because the board had questions for CAMS about the financials, including:

- Balance Sheet Item 1015 – Pacific Western Bank Operating Account balance at 10/31/22 was -\$18.07. Why was there a negative balance and was the Association charged for it? There also was a discrepancy with the Pacific Western Bank Operating Account bank statement, which said the balance at 10/31/22 was \$2,860.09. There was also a discrepancy between the two amounts in the November financials.
- Item 1520 – Operating Due from Reserve = \$50,898.85. Did the Reserve account “lend” money to the Operating Account? What took place and why?
- Why do checks in the check register not appear in the Budget Comparison Report, where the monthly expenses are listed?
- Was there a late fee or finance charge in the \$599.15 payment to Campora?
- If the purpose of the Dues account is to receive the dues and then transfer them to the Operating Account, shouldn't the Dues account zero out every month instead of having thousands of dollars in it?

**b. The board will consider spending up to \$1,000 to purchase and install landscaping in a barren patch at Unit 233. The plants requested from the approved plant list are: crape myrtle, candy tuft, euonymous and cotoneaster. Also, 3 messy quince bushes will be removed.**

The board approved the following motion:

Pursuant to the intent previously approved by the Board, I move to authorize an expenditure from reserve funds for landscape renovation in the main front yard area at 233 Fieldstone. Total not to exceed \$1,000 based on the attached estimates for \$940.00, (including labor and irrigation parts NTE \$500 and plants \$440), plus a contingency amount of \$60 in case more plants are required. Work is to be done in a timely manner pending weather and local availability of plants.

Other stipulations are: the homeowner is willing to purchase plants and be reimbursed. The homeowner will donate 4 x 1 gal Euonymous that are on hand. At the homeowner's discretion and pending availability of plants, color choices and reasonable substitutions of similar plants from the approved list are approved.

Estimates

NTE \$500 Labor (estimate from Scott's Sprinklers and Landscaping) to include:

- 1) Remove three Flowering Quince
- 2) Plant one Crape Myrtle tree in the rough center of the area. 1 x 15 gal to be provided
- 3) Plant Candy Tuft to fill in around the Crape Myrtle tree. 12 x 1 gal to be provided
- 4) Plant Euonymous to fill in the gaps in the existing hedge along the walkway. 4 x 1 gal to be provided
- 5) Plant Cotoneaster to complete the line of existing plants along the driveway. 4 x 5 gal to be provided. The existing plants need to be pruned so as not to invade the center of the area
- 6) Update/replace irrigation lines in this area as required (incl. parts + labor)

\$440 Plants (based on current pricing at Calaveras Lumber) from the approved list to include :

• Crepe Myrtle (12-15 ft at maturity) 1 x 15 gal:	130
• Candy Tuft 12 x 1 gal:	180
• Euonymous 4 x 1 gal:	00*
• Cotoneaster 4 x 5 gal:	100
• Total:	410
• Est 7.25 % sales tax (varies):	29.73
• <u>Total</u>	<u>440</u>

\*Homeowner will donate Euonymous that are on hand

Motion by JM, Second by JC, Approved by JM, JC, DS. AP recused.

- c. **The board will consider establishing a website and email address to improve communication and transparency, and to prepare for a possible separation from CAMS.**

The board unanimously approved a motion to set up a free email account for the board: fieldstoneboard@gmail.com. Motion by AP, Second by JC.

The board will consider establishing a website at the next meeting, once a specific cost is put on the agenda.

- d. **The board will consider a request from Unit 105 to pay for her labor in planting plants.** The board considered a motion to pay Jennifer Tarap for her labor in planting plants at Unit 105. Motion by AP, Second by JM. Motion failed 0-4.

Adjourned at 2:56pm.

These minutes were unanimously approved by a vote of the board on 2/17/23

Abigail Pzlow, secretary