

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Meeting Minutes July 12, 2024

PHYSICAL MEETING LOCATION: July 12, 2024 at 209 Fieldstone Drive 5:00 pm

Meeting Called to Order: 5:00p

Board Attendance: Jeff Muscatine, Abigail Padou, Carolyn Peterson, Elisa Garin (5:04) and Denise Summersett

Meeting Called to Order: 5:00 pm

Approval of Minutes

The board approved of the following:

- 6/14/24 board minutes with changes

OPEN FORUM

Homeowner at 237 raised questions regarding the 233 side area conversion from lawn to mulch. Homeowner at 233, per their landscapers advice, waiting for lawn to die then mulch. Homeowner 237 requests to keep redwood and 1 sycamore. Deferred to next agenda.

BOARD ACTIONS

- The board will consider approval of the June financials at the next meeting (deferred due to late availability of reports).
- Expenditures Requiring Board Approval:
 - Approved transfer \$25,000.00 of special assessment funds to EJ account.
M/S/A: DS/CP/A
 - Approved \$500 NTE for repair of 4 electrical outlets at pool area. **M/S/A: DS/EG/A**
 - Approved \$1200 to replace two lights inside the pool, parts and labor.
M/S/A: EG/AP/A
 - Approved \$140 to Emily Willis for June pool janitorial. **M/S/A: DS/JM/A**
 - Noted as already paid \$406.81 for final invoice from Calaveras Pool 6/4/24.
 - Approved \$79.94 to reimburse Jeff for barbecue repair part (7050 maintenance and repair). **M/S/A: CP/AP, four ayes with Jeff recused**

- Noted as already paid \$360 for overdue Ebbetts Pass Accounting invoice 5/30/2024 (6015 bookkeeping)
 - **Continued** to next agenda consideration of \$200 (est \$120 for signs, \$70 for labor) to install a series of No Parking Between Signs signs (1 right arrow, 2 left/right arrow, 1 left arrow) on Bret Harte fence between fire gate No Parking sign and 106 driveway. (7050 maintenance and repair)
 - Approved \$80 for four English Lavender plants requested by 237 homeowner to plant at rear edge of driveway side area. M/S/A: DS/AP/all
 - **Continued** to next agenda \$100 requested by the social committee for expenses of the planned luau party (6082 social events). Committee also intends to request reimbursement of \$100 for past circus party. The social committee will make a report to update the board on priorities and plans prior to any motions and votes.
- **Other Actions**
 - **Approved repeal** of the Fieldstone BBQ and Fire Pit Rule as passed by the board August 29, 2019 **M/S/A: AP/DS/A**
 - No action at this time re replacement of pool refrigerators (previously board decided to clean up and see if another season is possible, or consider not to replace). Deferred to 2025
 - No action at this time re refurbishing and obtaining new cushions for four “cast iron” pool chaises. Previously, (two years ago) decided not to redo these
 - Approved 209 homeowner request for authorization to install at their own expense a “discrete and attractive” small step for improved electrical panel access, adjacent gravel and stepstone, and new planting of hydrangea and two camellias. Includes removal of two small burberry bushes. Irrigation exists. **M/S/A: EG/DS/A**
 - **Deferred** to a later agenda discussion of installing speed bumps, signs, etc. to calm vehicle speeds on Fieldstone Dr.
 - Will consider at next meeting pursuing site wide rain gutter repair versus replacement options. Yosemite Seamless quote of \$117k including guards received just prior to meeting. Previous Sierra Seamless quote \$203,867 for full replacement with guards. Guards only \$81,752. Repairs \$75 per joint not including replacements.
 - **Continued** - consideration of having a finance committee

STATUS REPORTS/DISCUSSION ITEMS

- President's report
 - Met with Ebbetts Pass Accounting to discuss billings, expectations, and requirements for monthly budget versus actual report and separation of operating and reserve numbers. Considering their help with budget planning worksheet (about 2 hours)
 - Landscaping update
 - Increased hours last month but still hard to keep up
 - Timer replacement about 90% complete
 - Drain repairs/replacements pending (separate approved project)
 - New item: consider investigation of replacing all irrigation valves (50+) sitewide in the next year due to increasing frequency of failures/repairs. Reserve expense
 - Cal-Pro warranty claim update and next steps (one more round of paint touch up): need to complete another site survey for bad paint, comparison of warranty work done with Cal-Pro offer
 - Browning reserve study status: site visit 6/17. Draft of updated study around 8/1. Some significant problematic history. Brief informal feedback: no big surprises.
 - Highway 4 trees: Caltrans/PG&E proposal pending
 - Concrete: obtaining T&M quote with local concrete contractor Leonardo Torres/TorresWorks
 - Follow up on 105 mold causation inspections (roof, structural pest)
 - Roof scheduled 7/9, report expected for this meeting
 - Structural pest pending
 - Bret Harte weeds: third request for County info on what area they cover along roadway
 - Bret Harte No Parking signage by fire gate: third request to County to restore missing sign
- Vice President's report
 - New pool signage (Abigail) is done
 - Status of County pool inspection: to be coordinated with Sierra Pool service
- Treasurer's report
 - Monthly update: reports and 6/28/24 Edward Jones statement (see attached)

- Plan ahead for next special assessment installment due 9/2/24. Carolyn and Jeff to send first reminder around 8/1/24

- Secretary's report
 - Timeline for budget prep and approval is 30 days before fiscal- November
 - Timeline for 2025 election and annual members' meeting is mid-February. Abigail is researching election vendors.
 - Status of annual distribution of required reports and notices TBD

- Noted: these are continued items held for future agendas
 - Search for T&M painting contractor for ongoing painting and repairs following CalPro warranty work

Next board meeting date: 8/16/24, 5:00p, location TBD

Adjournment: 7:20 M/S/A DS/JM/A