

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Board Meeting Minutes
March 23, 2024 at Murphys Library 11 AM

PHYSICAL MEETING LOCATION: Murphys Library upstairs

Zoom access provided

Meeting Called to Order 11:05 AM

Board Attendance: Abigail Padou, Elisa Garin, Denise Summersett and Jeff Muscatine. Absent: Carolyn Petersen

Approval of Minutes

The board approved the following: **M/S/A: JM/DS/all**

- 1.10.24 board minutes with one correction: Mike from Browning not Matt
- 1.18.24 board minutes
- 2.14.24 board minutes

OPEN FORUM

BOARD ACTIONS

- The board approved the February financials. **M/S/A: EG/AP/all**
- The Treasurer was asked to arrange for P/L monthlies so we can see operating and reserve accounts separately
- The board approved the 2023 Financial Report and distribution to the homeowners
M/S/A: EG/AP/3 aye; Denise Summersett nay

• Expenses

- The board referenced the monthly USBank checking account statement and bookkeeper monthly listing of checks paid re paid pre-approved monthly expenses
- Expenditures Requiring Board Approval:
 - \$192 to reimburse Abigail Padou for WIX payment for Fieldstone website. Approved **M/S//A: DS/JM/all**
 - \$80.76 Gateway Press invoice - Fieldstone directories. Approved. **M/S/A:DS/AP/all**
 - \$7,200 combined expense as needed for tree work. The board considered approval of expense for tree work as quoted by TMC, to include \$5,600 operating expense, plus \$1,600 reserve expense if needed. Jeff confirmed previous bid stands. Approved **M/S/A:DS/JM/all**
 - \$105 fire access gate repair of wind damage to the fire access gate at 289/293. Approved **M/S/A:AP/DS/all**
 - \$2,500 (TBD) for roof repair. Actual expense is \$850, on Code 7050. Approved **M/S/A:AP/DS/all**

- The board approved budgeted expense of \$1,600 for the Browning reserve study. \$800 due with agreement, \$800 on completion. See Other Actions below re approval of Browning agreement. **M/S/A:EG/AP/all**

● Other Actions

- Cal-Pro warranty claim update and next steps
 - The board approved a motion to accept the CalPro proposal to do warranty work plus renewal of failing paint as needed. This will not include work on newer dry rot and defects. **M/S/A:DS/AP/all**
 - The board will consider options to begin repair of newer dry rot and defects.
 - Engage local contractor for long-term T&M (reserve expense)? Jeff and Board to follow up.
- Next steps for reserve study update
 - The board will obtain a comprehensive roof inspection (reserve expense TBD).

STATUS REPORTS/DISCUSSION ITEMS

- President's report
 - Herbicide administrative notice
 - Wind damage: one roof, fire access gate
 - Highway 4 trees – Caltrans has contacted Denise to raise the possibility of coordinating removal of problematic sycamore trees with PG&E. PG&E to remove all the sycamores, Caltrans to grind the stumps. Conference call pending.
 - Landscaping: time to consider minor fill-in planting and some additional small projects
 - Estimate pending for replacement of several roof downspout drains with catch basins
 - EPPOC (Ebbetts Pass Property Owners Council www.eppoc.org) info provided by Jeff who attended meeting. Fieldstone invited to join EPPOC if desired.
- Treasurer's report.
 - Treasurer reported on tax filing status, update on refunds and 2024 quarterlies, and a new CD for \$150,000.
- Continued item: next steps re repair (not including cleaning) of roof gutters (estimated March 2023) at 237, 249, 225, 209, 205, 193, 167, 159, 155, 141, 293. Previous estimate 3/28/23 for \$2,380 from Scott's Rain Gutter (attached to 2/24/24 agenda). Denise was to ask Scott if bid stands. Jeff to survey homeowners re: essential needs
- Discussed putting financials and reserve studies on the website. Financials – NO. Reserve study – YES. **M/S/A DS/AP/A**
- Noted continued items for future agenda:
 - Concrete work
 - Discuss amending or repealing bbq and firepit rule
 - Amend pool rules

- Next board meeting date: May 4, 2024 – 11:00 AM – Murphys Library
- Motion to adjourn M/S/A: DS/JM/all

- **Adjournment 12:34 PM. M/S/A DS/JM**