

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Minutes

October 18, 2024 at Fieldstone pool, 5:00 pm

PHYSICAL MEETING LOCATION: Fieldstone pool

Meeting Called to Order 5:00 p.m.

Board Attendance All: Elisa Garin, Jeff Muscatine, Abigail Padou, Carolyn Peterson, Denise Summersett

Approval of Minutes

The Board approved of the 9/20/24 Board minutes. M/S/A: AP/CP/all

OPEN FORUM

- Tony Cera urged the board to follow up on vehicle speed calming measures and there was a short discussion of options including the new idea of borrowing or renting a “Your Speed” sign. Also urged the board to issue rule reminders as appropriate, e.g. speed limit, dogs must be leashed

BOARD ACTIONS

- The Board accepted the September financials
- Expenditures put on hold
 - The Board deferred consideration of \$550 for Bolin Roofing to repair leaking roof at 142 (7050 maintenance and repair) in order to research the recollection that the homeowners had waived any future maintenance of any of the roof when their Solatube installation was approved
 - The Board deferred consideration of \$450 for Aces Fine Finishes (Tom Woodburn) to do ceiling repair and painting due to roof leak damage at 242 in order to confirm the recollection that the homeowners had waived any future maintenance of any of the roof when their Solatube installation was approved
 - The Board deferred approval of \$6,600 for Aces Fine Finishes (Tom Woodburn) to clean, do minor repairs, and restrain all of the exposed wood structures at the pool (gazebo columns, pergola, entrance arbor) (Reserve 030150 pool arbor stain.) to allow time to obtain additional estimates

- Board approved expenditures:
 - \$3,225 for Aces Fine Finishes (Tom Woodburn) to do ceiling and wall repair and painting due to roof leak damage at 159 (estimate attached). Roof was previously repaired. (7050 maintenance and repair) M/S/A: AP/CP/AP, CP, EG, JM; DS abstained

- **Other Actions**
 - To continue on next agenda: Deana Richter volunteered to handle the required filing of info on all Board directors per FinCen Corporate Transparency Act (CTA). Report due 1/1/2025. See <https://www.davis-stirling.com/HOME/C/Corporate-Transparency>.
 - The Board will obtain estimates to repaint metal fence around pool – it is increasingly showing rust. (Reserve 03400 paint “wrought iron”)
 - The Board approved opening a Fieldstone account at Calaveras Lumber to facilitate an efficient means for T&M concrete contractor to obtain materials as needed during the life of the project. M/S/A: DS/AP/all

STATUS REPORTS/DISCUSSION ITEMS

- President’s report
 - Noted webinar on new 2025 laws that affect HOAs: <https://www.youtube.com/watch?v=cajUEPyiJsw&t=6s>
 - AP briefed the Board on new rules in effect next year for an electronic election process. Continue to future agenda.
 - Updates given to Browning for “final” 2025 reserve study draft. When ready a homeowners discussion with Bob Browning will be set
 - Roofs and gutters, first phase start dates as approved for three buildings:
 - 105/119 - Oct 21st
 - 193/205 - Oct 28th
 - 225/233 - Nov 4th
 - Painting and repairs: 1) Cal-Pro work in process on paint under warranty. 2) Working with two potential local contractors to set up a T&M engagement to do rot repairs and painting as needed

- Close to final proposal for a T&M agreement with TorresWorks (Leonardo Torres) for concrete repair/work per site wide list. Current estimate is \$42,000 for labor (\$70/hour), materials, disposables (e.g. tool blades) and dump fees. (Reserve 020200 sidewalks, 020300 driveways)
- Landscaping update notes (not intended for detailed discussion unless questions are raised)
 - Periodic site survey in process to determine Fall and 2025 priorities and recommendations re damaged plants, replacement of aged-out plants, fertilizing program, etc.
 - Site survey pending to determine 2025 recommendations to replace unrepairable underground water lines with surface lines and area emitters. (Large supply of solid and perf ½” lines and connectors is on hand.)
 - Drain repairs/replacements nearly completed
 - Highway 4 trees: PG&E got their act together and communication with all parties seems good. Pending Caltrans to do stump grinding and final cleanup. Then we will survey with landscaper to determine immediate needs to maintain/improve remaining plantings and future options
- Vice President’s report
 - In process re update and clarifications of plant guide and unofficial list of plants at Fieldstone
 - In process re website catchup and new content (supporting secretary)
- Treasurer’s report
 - Monthly update: reports and September Edward Jones statement (see attached)
 - Status of special assessment installment due 9/2/24: all paid but one homeowner
 - Need to find new CPA to do taxes and annual review (Paula Hegner has scaled back her practice). Elisa will research options
 - Transfer \$34,600 from operating to reserve
 - Updated the biannual corporate status report due to the California Secretary of State (late due to CAMS being out of sync, due in July of even years)
- Secretary’s report

- Noted deadline for 2025 budget prep and approval is nominally by 30 days before year end
- Timeline for 2025 election and annual members' meeting: date set for Saturday, Feb. 22, 2025 at 10:00 a.m. Location TBD.
- Status of insurance renewal: existing policy renewal premium will go up from \$42,000 to \$59,850. Abigail to pursue any alternate quotes available via Cochlin (previous agency)

- Social Committee report
 - Successful luau 9/21/24
 - Next event: Halloween 10/26/24

- Noted: these are continued items held for future agendas
 - 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
 - Consider if further work will be done to investigate suggested installation of speed bumps and/or signage and/or other devices to calm vehicle speeds on Fieldstone Dr. (Note in 9/20/24 and 10/18/24 Open Forums a homeowner has underscored interest in doing something)
 - Status of annual distribution of required reports and notices
 - Consider having a finance committee

Next Board meeting date 11/23/24, 11:00 a.m., library

Adjournment 6:10 p.m. M/S/A: DS/CP/all