

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Meeting Agenda

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

PHYSICAL MEETING LOCATION: 209 Fieldstone Drive

ZOOM DETAILS:

<https://us02web.zoom.us/j/89961626796?pwd=QVVOWVd5cGlrTTk4ZF14dWxjUU9lUT09>

Meeting ID: 899 6162 6796 Passcode: 386858

One tap mobile +16699006833,,89961626796#,,,,*386858#

Dial by phone +1 669 900 6833

Meeting ID: 899 6162 6796 Passcode: 386858

AGENDA

Meeting Called to Order

Board Attendance

Approval of Minutes

The board will consider approval of the following:

- 6/14/24 board minutes (see attached)

OPEN FORUM

This is an opportunity for owners to comment or ask questions. Please limit your remarks to three minutes in this forum or if recognized by the chair during discussion of an agenda item.

BOARD ACTIONS

- The board will consider approval of the June financials (if available)
- Expenditures Requiring Board Approval:
 - Transfer \$25,000.00 of special assessment funds to EJ account. This will put almost all of the money we collected for the 1st payment into the EJ account.
 - \$500 NTE for repair of electrical outlets at pool area. Gold Electric does this sort of job T&M (guesstimate based on typical job is \$340: labor \$240 and parts \$100) (7050 maintenance and repair)

- \$1200 (first estimate) to replace two lights inside the pool, parts and labor. Lights are required
 - \$140 to Emily Willis for June pool janitorial. (6120 pool janitorial)
 - \$406.81 plus any late fees for final invoice from Calaveras Pool 6/4/24. After 15 days incurs \$25 late fee and 5% interest every 30 days.
 - \$79.94 to reimburse Jeff for barbecue repair part (7050 maintenance and repair)
 - \$360 for overdue Ebbetts Pass Accounting invoice 5/30/2024 (6015 bookkeeping)
 - \$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)
 - \$120 for six plants requested by 237 homeowner to plant at rear edge of driveway side area. To fill in bare patch next to rosemary with lavender. Irrigation exists. (6230 plant replacement)
 - \$100 requested by the social committee for expenses of the planned luau party (6082 social events). To expedite the agenda the social committee will make a report under this item to update the board on priorities and plans prior to any motion and vote.
- **Other Actions**
 - Consider finalizing 6/14/24 repeal of the Fieldstone BBQ and Fire Pit Rule as passed by the board August 29, 2019 (see attached), with any input from homeowner review period following initial approval. One homeowner requests maintaining limitation to propane fuel only.
 - Consider homeowner request to replace pool refrigerators (previously board decided to clean up and see if another season is possible, or consider not to replace).
 - Consider homeowner request to investigate refurbishing and obtaining new cushions for four “cast iron” pool chaises. One is broken – repair?? The board previously (two years ago) decided not to redo these
 - Consider 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.

- Consider investigating several homeowners' suggestion to install speed bumps to calm vehicle speeds on Fieldstone Dr.
- Consider decision on pursuing site wide rain gutter repair versus replacement options. Consultation with Sierra Seamless scheduled for 7/8 (info not available in time to include in this agenda). Previous quote attached, \$203,867 for full replacement with guards. Guards only \$81,752. Repairs \$75 per joint not including replacements.
- Consider 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 timers (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.
 - Highway 4 trees: Caltrans/PG&E proposal pending
 - Concrete repair quote and poly foam lifting option: new possibility for T&M arrangement with local contractor
 - 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
 - Status of new pool signage (Abigail)
 - Status of County pool inspection
- 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
- Secretary's report
 - Timeline for budget prep and approval
 - Timeline for 2025 election and annual members' meeting
 - Status of annual distribution of required reports and notices
- 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

Adjournment