

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

\_Meeting Minutes

**June 14, 2024 at Fieldstone Pool 5:00 pm**

**Meeting Called to Order 5:12 PM**

**Board Attendance:** Jeff Muscatine, Denise Summersett, Elisa Garin, Carolyn Petersen, Abigail Padou (late 5:20-6:30)

**Approval of Minutes**

The board approved of the following:

- 5.4.24 board minutes (see attached) **M/S/A: EG/CP, unanimous**
- 6.2.24 board minutes (see attached) **M/S/A: JF/CP, unanimous**

**OPEN FORUM**

Opportunity was provided for owners to comment or ask questions

**BOARD ACTIONS**

- The board discussed April and May financials with no issues but did not have reports for approval
- The board approved of the following expenditures, except as noted:
  - \$1432.36 to reimburse Denise for irrigation timers (reserve 18000) **M/S/A: JM/CP, unanimous**
  - \$379.21 to reimburse Denise for pool chemicals and supplies (6340 pool supplies) **M/S/A: JF/EG, unanimous**
  - \$20.83 to reimburse Jeff for fence repair materials (6221 landscape repair) **M/S/A: DS/EG, unanimous**
  - \$79.94 to reimburse Jeff for barbecue repair part (7050 maintenance and repair), **M/S/A: DS/EG, unanimous**
  - \$5.46 to reimburse Jeff for pool furniture hardware (7050 maintenance and repair) **M/S/A: DS/EG, unanimous**
  - \$20.86 to reimburse Jeff for irrigation timer batteries (6221 landscape repair) **M/S/A: DS/EG, unanimous**
  - \$13.84 to reimburse Elisa for postage **M/S/A: JM/DS, unanimous**

- \$5,248.37 proposed for discussion to replace pool Rola-Chem feeder with Pentair Intellichem with acid and chlorine pumps. NOTE: discussion of options deferred pending RFQ to repair Rola-Chem (Denise f/u) **continued**
- \$630 NTE for \$35/week for Thursday/Sunday pool restrooms and bbq area cleaning by Emilie Willis through the pool open season (approximately 18 weeks). (6120 janitorial) Made a recurring expense. **M/S/A:JM/DS/A**
- \$40 for printed and laminated pool rules to post under the lanai, also removal of faded and outdated pool signs: the pool rules sign and the lanyard hanging sign. **M/S/A: AP/JM, unanimous**
- The board considered Items requested by the homeowner at 105 as follows (note for meeting expediency several related non-\$ items were included for consideration):
  - Repair of rain gutters. NOTE: no board action since this address is already listed in site wide repair list
  - Investigate standing water in patio drain: NOTE: no board action due to item not being an association maintenance responsibility
  - Intercede with neighbor outside of Fieldstone re concerns regarding a potentially hazardous/nuisance tree on the neighboring property (not within Fieldstone): NOTE: no board action due to item not being an association responsibility
  - \$299 to reimburse homeowner for mold inspection obtained by homeowner without prior authorization by Board (see attached) (Code tbd): NOTE: no board action due to unauthorized expense
  - \$5,489 to pay for mold remediation estimate obtained by homeowner for garage and two rooms in the house (see attached – estimate is provisional depending on what is found in the process): NOTE: no board action pending determination of mold causation. See inspection items below.
  - \$ unspecified to pay for future interior work connected with mold remediation: NOTE: no board action pending determination of mold causation. See inspection items below.
  - The following two items were combined to authorize NTE \$1,000
    - \$500 NTE to hire independent roofing inspector to check for roof leaks related to mold causation (this item added by board) (7055 roofing and gutters)
    - \$500 NTE to hire independent structural pest inspector to investigate mold causation at 105 (this item added by board) (7050 maintenance and repairs or reserve tbd) **M/S/A: DS/CP, unanimous**

- **Other Actions**

- The board approved repealing the Fieldstone BBQ and Fire Pit Rule as passed by the board August 29, 2019 (see attached), pending the required 30-day homeowner review, secretary to provide notice. **M/S/A: CP/DS, unanimous**

## **STATUS REPORTS/DISCUSSION ITEMS**

- President's report
  - New pool service: Sierra Pool Masters
  - Landscaping update: increased weekly hours by +2 to 8 hrs weekly
  - Timer replacement about 50% complete
  - Cal-Pro warranty claim update and next steps (one more round of paint touch up): need to update paint touch up list
  - Browning reserve study status: site visit set for 6/17 noon at pool, Secretary to send notice. Need roof inspection.
  - Highway 4 trees: Caltrans/PG&E proposal pending
  - Concrete repair quote and poly foam lifting option. Jeff to pursue quotes
  - Damage to wooden gate at propane enclosure fixed
  - BBQ at pool fixed
  - Bret Harte weeds: requested County info on what area they cover along roadway
  - Bret Harte No Parking signage by fire gate: requested County restore missing sign
- Vice President's report
  - Pool janitorial (see Expenses)
  - Status of new pool signage/key board (see expenditures approved)
  - Status of County pool inspection is pending coordination with new pool service (Denise f/u)
  - Roof gutter repairs: Jeff will help follow up with estimates for repair or replacement options as Scotts is no longer in business
- Treasurer's report
  - Monthly update
  - Plan ahead for next special assessment installment due 9/2/24
  - Bookkeeping cost concerns – Jeff will meet with with EPA

- YTD budget vs actual and separated Ops and Reserve P&L reports -- Jeff will meet with EPA
- Secretary's report
  - Draft of communications checklist for all board communications: in process (see attached)
  - Status of annual distribution of required reports and notices: pending update
- Noted: these continued items were held for future agendas
  - Search for T&M painting contractor for ongoing painting and repairs following CalPro warranty work

**Next board meeting date July 12, 2024 – 5PM**

**Adjournment 7:27 PM M/S/A: DS/JM**