

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Meeting Agenda

November 23, 2024 at Murphys library, 11:00 am

PHYSICAL MEETING LOCATION: upstairs at Murphys library

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:

- 10/18/24 Board minutes (see attached)

OPEN FORUM

This is an opportunity for owners to comment or ask questions. The Board may give short answers and/or designate items for a future agenda. Beyond administrative matters the Board cannot act on anything not on this published agenda. 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 acceptance of the October financials (see Treasurer's report). Discussion may come under Treasurer's report
- Expenditures Requiring Board Approval:
 - The board will consider expenditures previously put on hold
 - With an update on the status of issue, the Board may consider a deferred decision on \$550 for Bolin Roofing to repair leaking roof at 142 (7050 maintenance and repair). Deferred 10/18/24 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

- With an update on the status of the issue (tied to the above), the Board may consider \$450 for Aces Fine Finishes (Tom Woodburn) to do ceiling repair and painting due to roof leak damage at 142
- Deferred 10/18/24 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
- (Continued from 10/18/24) the Board will consider \$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, building fascia). (Reserve 030150 pool arbor stain.) Additional estimate received from Jim Cesario: \$7,500. See attached
- The Board will consider a T&M agreement NTE \$25,000 with Tom Woodburn (Aces Fine Finishes) to do a first phase of carpentry repair and painting exteriors as needed site wide (excluding stucco and metal). Labor rate is \$65/hour. (Reserve 03100 surface restoration, 04690 wood railings) See attached. Note several no-bids from others due to T&M approach and combination of carpentry and painting. JR Stevens (We Paint Stuff) paints only, says FYI labor rate is \$75/hour min.
- The Board will consider a T&M agreement NTE \$50,000 with Leonardo Torres (TorresWorks) to repair and grind all concrete as needed site wide per the established concrete repair list. Current estimate is \$42,000 for labor (\$70/hour), materials, disposables (e.g. tool blades) and dump fees. (Reserve 020200 sidewalks, curbs, and gutters; 020300 driveways). Grinding of either/both edges of displaced joints at walkways/sidewalks is proposed (walkways and porch stairs are nominally homeowners' responsibilities). Supporting documents will be available at the meeting
- Pending discussion of the completed first phase of the roofs and gutters project by Tom Bolin Roofing, the Board will consider approval of the next phase (coordination of priority list pending with contractor). Approved expense was NTE \$150,000. Actual was \$112,650 as estimated. (This was for three buildings comprised of all C units, various combinations with A and B units are slightly lower.) No extra repairs were found. Options include e.g. three buildings NTE \$125,000 or six buildings NTE \$250,000, from the priority 1 list (which is 2/3 of the buildings). (Reserve 050700 gutters, 050709 leaf guards, 050440 roofing)

- The Board will consider action or deferral on two painting estimates received (nominally requested for informational purposes):
 - Pool “wrought iron” fence (203’ incl. gate) prep and apply electrostatic paint. Woodburn est. \$3,400, Cesario est. \$3,500. See attached.
 - Porch metal handrails (16 to 19, TBD) prep and apply electrostatic paint. Woodburn est. \$150 per handrail (both sides) when done at one time. \$2,400- \$2,850. See attached.
- **Other Actions**
 - (Continued from 10/18/24) the Board will consider requesting that Deana Richter follow through her offer to handle required filing of info report 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>.

STATUS REPORTS/DISCUSSION ITEMS

- **President’s report**
 - 2025 reserve study updates given to Browning for “final” 2025 reserve study draft. Board is reviewing the final draft and will bring to agenda for discussion and approval. This will tie with the 2025 budget process. A homeowners’ discussion with Bob Browning will be set
 - Roofs and gutters project start proceeded well; first phase completed with three buildings: 105/119, 193/205, 225/233
 - Painting and repairs: Cal-Pro paint warranty work done
 - Landscaping update notes (not intended for detailed discussion unless questions are raised)
 - Site walk survey done to check status and begin to make Winter and 2025 priorities and recommendations re damaged plants, replacement of aged-out plants, fertilizing program, 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 completed
 - (No update) 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
 - Status of update and clarifications of plant guide and unofficial list of plants at Fieldstone
 - Status of website catchup and new content (supporting secretary)

- Treasurer's report
 - Monthly update: reports and October Edward Jones statement (see attached)
 - Status of search for new CPA to do taxes and annual review (Paula Hegner has scaled back her practice)
 - 2025 budget process beginning, plan for proposed budget discussion next agenda
 - Completed response for realtor information request (now this is three forms), plus escrow company request (one form), which will be useful as future requests come in

- Secretary's report
 - Note 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. Call for candidates mailed 11/6/24, nominations due 12/8/24
 - Status of insurance renewal: November premium paid for new policy, request for alternate quotes in process (Elisa, Abigail)

- Social Committee report
 - Successful Halloween event 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 Open Forum a homeowner underscored interest in considering this)
 - Status of annual distribution of required reports and notices

- Consider having a finance committee

Next Board meeting date

Adjournment