

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
April 1, 2023 at 2:00pm

~~BOARD~~ MINUTES

- The Meeting was Called to Order at 2:03pm
- Board Attendance: Jeff Muscatine, John Corona, Abigail Padou, Elisa Garin, Denise Summersett
- The Board unanimously approved the Meeting Minutes for the 2/17/23 and 3/4/23 meetings. Motion-AP, Second-JC

UPDATES

- Jeff provided a summary of the 3/13/23 emergency executive session meeting with Fieldstone's attorney regarding the separation from CAMS. Jeff reported that the attorney said that bringing a lawsuit against CAMS for late fees on vendor invoices and CAMS' failure to collect dues arrears would be outweighed by the legal fees involved.
- Jeff provided a summary of the 4/1/23 Executive Session agenda item regarding complaints of business activity taking place at a Fieldstone unit. Jeff reported that mediation would be attempted between the parties within the next week or two.
- Jeff provided a summary of the 4/1/23 Executive Session agenda item regarding a homeowner in arrears. The board will work on ensuring the amount is collected during escrow when the home sells.
- Abigail provided an update on getting a quote for sidewalk and driveway repairs. She said Jorge Torres did a second walk through on April 1 and said he would provide an estimate after the weekend.
- Denise provided an update regarding Hulises Avila's estimate for the removal of two tree stumps and exposed roots at Unit 220. She said removal by backhoe will take place in late April for an amount not to exceed \$550. Denise will give the invoice to Elisa Garin for payment and attempt to collect the amount from Bruce's Tree Service.
- Denise provided quotes from Scott's Rain Gutters and Sierra Seamless Gutters regarding gutter and downspout work. See attached quotes.
- Denise and John provided an update on opening a warranty claim against Cal-Pro. They said Cal-Pro has a 7 year warranty and we are still within the warranty period. They compared the 2019 inspection reports with the work completed for some of the units and found that a lot of the work that was supposed to be done wasn't done. Quality is an issue as well: for example, boards were replaced but not caulked. There is a combination of non-performance and defective work. Denise and John will take the next step in filing a claim against Cal-Pro.
- Jeff reported that there are no leads yet regarding selling our inventory of irrigation materials from the suspended irrigation project.
- John reported that he collected pool keys from Steve Soper and gave them to Jeff.

- Abigail reported that the email address and mailbox for the board have been set up. Next, she will set up email forwarding to all the board members; update the Fieldstone contact information on the website; and upload the plant guide with photos to the website.
- Elisa reported that Fieldstone's operating account is now at US Bank in Angels Camp. The Reserve Account is at Edward Jones.
- Elisa reported that Fieldstone's CPA is currently Paula Hegner. 2021 taxes were filed and 2022 taxes are underway.
- Denise reported that she contacted many pool service companies but has no leads yet. Calaveras Pool Service is now charging \$8,000/year + pool chemicals, which is almost double what they were charging last year. Denise will follow up with a lead from Murphys Diggins and Hibernation.
- Jeff reported that Alligatoring is taking place on the asphalt, and sealing hasn't worked. Jeff will call contractors and get estimates.
- Denise reported that she created a "gentle reminder" notice that can be placed under a windshield wiper by a board member when overnight parking takes place (see attached examples). The final wording will be approved at the next board meeting.
- John will let Sal know that his RV cannot be parked overnight on the street.
- Denise and Abigail will report at a future meeting regarding updating the pool rules and pool access. There was a discussion that some of the current rules were created a long time ago to deal with a specific homeowner who has not lived here for many years.
- Jeff and Denise will report at a future meeting regarding priorities for landscaping work and ideas for saving money.

BOARD ACTIONS


- The Board voted unanimously to appoint Denise Summersett as Vice President. Motion-EG, Second-JC.
- The Board voted unanimously to allow Elisa Garin to move forward interviewing proposed bookkeepers that charge up to \$350/month. Motion-DS. Second-AP.
- The Board voted unanimously to approve an emergency payment to PG&E of \$36.42 (Check #108). Motion-AP, Second-JC.
- The Board voted unanimously to approve a payment to UPUD of \$102.82. The paperwork for Auto-Debit has been submitted and will go into effect with the next billing cycle at the end of April. Motion-AP, Second-JC.
- The Board voted unanimously to approve monthly payments for the remainder of 2023 not to exceed the following amounts. Motion-DS, Second-AP:
 - PGE: \$166.67
 - UPUD: \$105.00
 - Hulises Avila: \$1,950.00
 - Calaveras Pool Service: \$375.00
 - Campora Propane: \$333.33
 - Murphys Sanitary District: \$62.50
 - Farmers Insurance: \$8,420.00 biannually

- The Board voted unanimously to approve an expense up to \$1,100 to replace broken irrigation timers as necessary and taking into account that one timer can be shared between two units. Labor and materials except timers estimate \$650. Direct purchase of five timers (saves \$50 per timer) estimate \$450. For Units 159 & 167 (shared), 205, 228, 327. Motion-AP, Second-DS.
- The Board considered an expense of \$2,300 to survey all downspout lateral drains site wide, clear all blockages as possible, and prepare a proposal of work and materials required to replace the drains with improved drain line as needed (see attached quote). The expense included emergency work already done at two units. The Board decided the description of work was too vague, with no clear deliverable and that the emergency work should be broken out into a separate invoice. Consideration was continued to the next meeting.
- The Board voted unanimously to reimburse Jeff Muscatine of \$280.44 for expenses incurred to open the US Bank account, correspond with CAMS, and rent the Watering Hole room for the annual meeting. Motion-DS, Second-JC. Recusal-JM.
- The Board voted unanimously to reimburse Jeff Muscatine \$75 to help defray the cost of two round trips (400 miles) to Sacramento to pick up 4 boxes of HOA documents and checkbooks. – Motion-DS, Second-JC. Recusal-JM.
- The Board voted unanimously to reimburse Abigail \$338.95 for new mailbox keys, website hosting, CA Statement of Information and CID filing, and postage for mailing the dues letter to all owners. Motion-JM, Second-JC. Recusal-AP.
- The Board voted unanimously to issue a check to Denise Summersett, which was previously approved (1/7/23), in the amount of \$408.40 (Plants for 137) but not issued by CAMS as directed. Motion-JM. Second-AP. Recusal-DS.
- The Board voted unanimously to reissue a check to John Corona in the amount of \$329.01, because the original check did not clear before the Pacific Western Bank account was closed. Motion-AP, Second-DS. Recusal-JC.
- The Board considered authorizing tree trimming in the amount of \$4,860 (see attached quote). There was discussion that the estimate was overbroad and homeowners had not been adequately notified of the trimming of their trees. Denise will contact the vendor to get another estimate that only includes hazards and trees touching houses.

OPEN FORUM

- Informational binder was received by Jeff Muscatine from Michael Summers.
- Cathy Stroup requested that \$100 be considered at the next meeting for a social gathering for the pool opening.
- Cathy Stroup expressed an interest in discussing committees.
- Adjournment at 4:03pm.

These minutes were approved by a vote of the board on 4/29/23



 Abigail Padou, Secretary

A-1 LAND MANAGEMENT, INC. TREE SERVICE

Lic. #951857

P.O. Box 130 • Angels Camp, CA 95222
Phone (209) 736-6786 • Fax (209) 736-1484
www.A-1treeserviceinc.com

ESTIMATE/INVOICE

DATE:

01-31-2023

WORK LOCATION:

Fieldstone
Sub-Division
Murphys, CA 95247

BILLING LOCATION:

% Denise
Page 6 of 6
(209) 985-9178

DESCRIPTION OF WORK:

Note All limb debris will be chipped & removed from property. Any trees noted in estimate will be trimmed back from all driveways & roadways to provide adequate room & clearance for vehicles to pass.

Total Cost \$ 5,400 ^{00/100}
10% Disc. \$ - 540 ^{00/100}

AMOUNT DUE: \$ 4,860 ^{00/100}

Customer acknowledges that they are the owner of said property and agree to have the above work performed on the same property. Customer agrees with dollar amount due.

ALL PAYMENTS DUE UPON COMPLETION, after which a 2% per month late payment may apply.

X _____
Signature

WORK MAY BE RESCHEDULED DUE TO INCLEMENT WEATHER.
This estimate is good for 30 days from original date of estimate.

Thank you for your business!

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Sub-Division
Murphys, CA 95247

BILLING LOCATION:

c/o Denise
Page 5 of 6
(209) 985-9178

DESCRIPTION OF WORK:

Home # 141

(4) trees, Prune from home; round over.

Home # 146

(3) trees, Prune from home; round over.

Home # 137

(3) trees, Prune from home; round over.

Home # 142

(2) trees, Prune from home; round over.

Home # 123

(3) trees, Prune from home; round over.

Home # 120

(2) trees, Prune from home; round over.

Home # 119

(4) trees, Prune from home; round over.

Home # 105

(2) trees, Prune from home; round over.

Remove stubs off of Birch at entrance.

Home # 106 Remove lower branch from over drive way.

Customer acknowledges that they are the owner of said property and agree to have the above work performed on the same property. Customer agrees with dollar amount due.

ALL PAYMENTS DUE UPON COMPLETION,
after which a 2% per month late payment
may apply.

AMOUNT DUE: \$

WORK MAY BE RESCHEDULED DUE TO INCLEMENT WEATHER.
This estimate is good for 30 days from original date of estimate.

X _____
Signature

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ESTIMATE/INVOICE

DATE:

01-31-2023

WORK LOCATION:

Fieldstone
Sub-Division
Murphys, CA 95247

BILLING LOCATION:

% Denise
Page 4 of 6
(209) 985-9178

DESCRIPTION OF WORK:

Home #343

(4) trees, Prune from home ; round over.

Home #355

(4) trees, Prune from home ; round over.

Home #361

(4) trees, Prune From home ; round over.

Home #186

(3) trees, Prune from home ; round over.

Trim Redwood back from home at least 4 feet.

Home #174

(1) Tree, Prune from home ; round over.

Home #171

(1) Tree, Prune from home ; round over.

Home #167

(3) trees, Prune from home ; round over.

Home #159

(2) trees, Prune from home ; round over.

Home #155, (1) tree Prune from home ; round over.

Customer acknowledges that they are the owner of said property and agree to have the above work performed on the same property. Customer agrees with dollar amount due.

ALL PAYMENTS DUE UPON COMPLETION,
after which a 2% per month late payment
may apply.

AMOUNT DUE: \$

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Thank you for your business!

X _____
Signature

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DATE:

01-31-2023

WORK LOCATION:

Fieldstone
Sub - Division
Murphys, CA 95247

BILLING LOCATION:

C/o Denise
Page 3 of 6
(209) 985-9178

DESCRIPTION OF WORK:

Home # 281 & 289
(3) trees Prune from home ; round over, remove cable.
Between 289 & 293
Clean up all (3) trees in gravel area.
Home # 293
(2) trees , round both trees over ; prune from home.
Home # 307
(2) Trees , Prune from home ; round over, Pool Area, Mailbox Area.
(3) trees, Round over, remove lower branch on Pistachio.
Home # 323
(1) Tree, Prune from home ; round over.
Home # 327
(3) trees, Prune from home ; round over.
Home # 339,
(1) Tree, Prune from home ; round over.

Customer acknowledges that they are the owner of said property and agree to have the above work performed on the same property. Customer agrees with dollar amount due.

ALL PAYMENTS DUE UPON COMPLETION, after which a 2% per month late payment may apply.

AMOUNT DUE: \$

WORK MAY BE RESCHEDULED DUE TO INCLEMENT WEATHER.
This estimate is good for 30 days from original date of estimate.

Thank you for your business!

X _____
Signature

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TREE SERVICE

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ESTIMATE/INVOICE

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WORK LOCATION:

Fieldstone
 Sub-Division
 Murphys, CA 95247

BILLING LOCATION:

Ch Denise
 Page 2 of 6
 (209) 985-9178

DESCRIPTION OF WORK:

Home # 256 (1) tree
 N. Right of home, round tree over at least 3 feet.

Home # 260
 (2) trees right of home, (1) left side, prune over
 N. Prune from home, slightly pane round over.
 At common area island.

(5) trees, thin out all (5) trees.

Home # 265
 (1) tree to left ; (1) to right. Thin out ; round over.

Home # 269
 (1) Ornamental to left ; right. Prune from home ; round over.

Home # 281
 (1) Leaning Sycamore behind home. Top down 12 feet.
 (1) Sycamore tree last one behind home. N. trim off
 (2) lower branches.

Customer acknowledges that they are the owner of said property and agree to have the above work performed on the same property. Customer agrees with dollar amount due.

ALL PAYMENTS DUE UPON COMPLETION, after which a 2% per month late payment may apply.

AMOUNT DUE: \$

WORK MAY BE RESCHEDULED DUE TO INCLEMENT WEATHER.
 This estimate is good for 30 days from original date of estimate.

X _____
 Signature

Thank you for your business!

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www.A-1treeserviceinc.com

10 AM
WED

ESTIMATE/INVOICE

DATE:

01-30-2023

WORK LOCATION:

Fieldstone
277 Fieldstone
Murphys, CA 95247

BILLING LOCATION:

% Denise
Page 1 of 6
(209) 985-9178

DESCRIPTION OF WORK:

Home # 171
A. Slightly prune from home ; round over. (1) tree

Home # 189
A. Round both trees as before. (2) trees

Home # 193
A. Liquid Ambar ; Pistache. Trim as before. (2) trees

Home # 205
A. Round over Strawberry tree. (2) trees.
B. Crape Myrtle, round over ; trim from home.

Home # 204
A. Maple tree: Liquid Ambar, Trim as before. (2) trees

Home # 221
(2) Liquid Ambars ; (1) Crape Myrtle. A. Trim as before.

Home # 237
A. Ornamental, A. Prune from home ; round over.

Home # 249 Prune from over driveway, prune from home, round over. (1) tree

Customer acknowledges that they are the owner of said property and agree to have the above work performed on the same property. Customer agrees with dollar amount due.

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AMOUNT DUE: \$

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X _____
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