

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Agenda
July 8, 2023 at 1:00pm

- **PHYSICAL MEETING LOCATION:** Fieldstone Pool/BBQ Area
- **ZOOM DETAILS:**
<https://us02web.zoom.us/j/89052179343?pwd=QXVyNkVoSG5mRVZCSiszSjUreW5Kdz09>
Meeting ID: 890 5217 9343 Passcode: 601492
One tap mobile
+16699006833,,89052179343#,,,,*601492# US (San Jose)
Dial by phone: +1 669 900 6833 Meeting ID: 890 5217 9343 Passcode: 601492

AGENDA

- **Meeting Called to Order**
- **Board Attendance**
- **Minutes**
 - a. The board will consider approving the 6/3/23 board meeting minutes
 - b. The board will consider approving the 6/9/23 executive session meeting minutes
 - c. The board will consider approving the 6/23/23 executive session meeting minutes

OPEN FORUM

- This is an opportunity for owners to comment or ask questions.

BOARD ACTIONS

- The board will consider approving the following expenses:

Date:	Vendor	Amount
6/09/23	Calaveras Pool Service	687.90
6/27/2023	Sensible Bookkeeping	650.00
Monthly Bills:		
6/30/23	UPUD AutoPayment	106.05
6/09/23	Murphys Sanitary Ck#	60.00
6/29/23	PGE Ck#140	140.58
6/07/23	Farmers Insurance Debit	2,798.34
6/30/23	Reserve Fund Contribution (March, April, May, June)	\$28,800-34,000
7/01/23	Reserve Fund Contribution: July 3, 2023	8,497.33

- The board will consider spending up to \$200 for pool cleaning and maintenance tools – DENISE.
- The board will consider spending \$423.64 for a new wireless Keto-Ai device – DENISE.
- The board will consider spending up to \$45 for a WiFi extender – ABIGAIL.
- The board will consider paying Josh Robinson for pool/bbq area cleaning, not to exceed \$30/week.

- The board will consider hiring Germania Pools for \$1500-\$1700 for pool drain replacement, which includes labor and drain covers – DENISE.
- The board will consider reimbursement of \$500 to Pilar Julian for replacement of drains and grinding two large stumps at Unit 220 – DENISE.
- The Board will consider reimbursing Jeff Muscatine \$1,038.92 for the urgent purchase of pool chemicals, tools, and safety items as approved at the 6/9 executive session. JEFF
- The board will consider a plant for Unit 221 – DENISE.
- The board will consider 2-3 plants for Unit 323 – DENISE.
- The Board will consider a proposal for \$1,400 from Leon Landscaping to perform specified catch-up landscape work. JEFF
- The Board will consider payment of \$1,950 to Hulises Avila for May landscape services.
- The Board will consider a reminder notice to homeowners concerning information that homeowners must provide to the Association regarding rental tenants. JEFF
- Social Committee report: the Board will review the Social Committee report and consider the proposed nominee for chair.
- Landscape Committee report: the Board will review the Landscape Committee report and consider the proposed nominee for chair.
- The board will consider edits to the current Delinquent Assessment Collection Policy (attached) - ABIGAIL.

STATUS REPORTS/DISCUSSION ITEMS

- a. President's report, including summary of 6/9/23 and 6/23/23 executive sessions.
 - b. Treasurer's report.
 - c. New landscaper – JEFF AND DENISE.
 - d. Revised 2023 Budget – JEFF AND ABIGAIL.
 - e. Interior rain damage at Unit 193 - JEFF
 - f. Cal-Pro warranty claim update – DENISE AND JEFF.
 - g. Finding a new pool service – DENISE AND ABIGAIL
 - h. Pool signage – DENISE AND ABIGAIL.
 - i. A1 Tree Trimming - DENISE
 - j. BBQ Instructions – ABIGAIL
 - k. Investment Policy Statement – ELISA AND ABIGAIL
 - l. Next board meeting date
- Adjournment.

FIELDSTONE OWNERS' ASSOCIATION

Delinquent Assessment Collection Policy

1. Regular assessments are due in monthly installments, in advance, on the first (1st) day of each month and delinquent ~~is-if~~ not received, in full, by the Association's ~~bank~~ within fifteen (15) days after the due date thereof. Special assessments, ~~Reimbursement assessments,~~ are due on the date(s) specified upon imposition and each installment thereof shall be delinquent if not received, in full, by the Association's ~~bank~~ within fifteen (15) days after the due date thereof. A late charge of ten dollars (\$10.00) or ten (10%), whichever is greater, of the delinquent assessment shall be due on any such delinquent assessment.
2. The Association may also recover interest on all such amounts commencing thirty (30) days after the assessment becomes due at the rate of ~~twelve-six~~ percent (~~126~~%) per annum.
3. If any portion of any such assessment, late charge, interest or cost of collection remains unpaid thirty (30) days after the original due date, a Notice of Intent to Lien will be prepared and sent to the owner(s) pursuant to Civil Code Section 5660. The notice will, among other things, state current charges owed by the owner(s), and any additional information required by Civil Code Sections 5740, 5650, 5673 or comparable superseding statutese.
4. If all such amounts have not been received sixty (60) days after the original due date thereof, or thirty (30) days after the mailing of the Notice of Intent to Lien, whichever is later, a Notice of Delinquent Assessment (Lien) will be prepared and recorded as to the delinquent property and the owner(s) thereof, and all resulting collection fees and costs will be added to the total delinquent amount secured by the lien.
5. If all such amounts have not been received, in full, within thirty (30) days after the recordation of such lien, the Association may, without further advance notice to the owner(s), proceed to take any and all additional enforcement remedies as the Association, in its sole discretion, deems appropriate, including, without limitation, non-judicial foreclosure of such lien, judicial foreclosure, or suit for money damages, all at the expense of the property owner(s).
6. The Association may recover all reasonable costs incurred in collecting any delinquent assessment, including reasonable attorney's fees.
7. The Board may, for good cause based upon the Board's sole discretion, agree to a payment plan which permits payment of delinquent assessment(s), late charges, and interest and collection costs.
8. All payments received by the Association, regardless of the amount paid, will be directed to the oldest outstanding assessment first, until such time as all assessment balances are paid, and then to late charges, interest and costs of collection unless otherwise specified by written agreement.
9. The Association shall charge a "returned check charge" of twenty-five dollars (\$25.00) for all checks returned as "non-negotiable", "insufficient funds" or any other reason.
10. All above referenced notices will be mailed to the owner(s) at the last mailing address provided in writing to the Association by such owner(s).
11. The mailing address for overnight payment of assessments is: Fieldstone Owners Association, 344 Fieldstone Drive, Murphys, CA 95247. A different address for delivery of assessments and related payments may be designated by the Board or its agent from time-to-time.
12. The Board of Directors of the Association may revise this policy, ~~either or on a case-by-case basis,~~ if it finds good cause to do so.

(05/30/2023)