

FIELDSTONE OWNERS ASSOCIATION  
Board Meeting Minutes  
January 7, 2023  
Location: Murphys Library and by Zoom

The meeting was called to order at 1:00pm

Board Members Present: John Corona, Jeff Muscatine, Abigail Padou, Denise Summersett

- Chairman: The board unanimously voted for Abigail Padou to chair the meeting, in the absence of a president or vice president. Motion by JM, Second by JC.
- Oct. 21, 2022 meeting minutes: The board unanimously approved the revised Oct. 21 meeting minutes. Motion by DS, Second by JM.
- Nov. 11, 2022 meeting minutes: The board unanimously approved the Nov. 11 meeting minutes. Motion by JM, Second by JC.
- Treasurer's Report. Abigail Padou provided the following treasurer's report:

"I had some difficulty investing our Reserve Fund in CDs at Edward Jones because the only authorized individuals on the account were Mary Radford and Kevin McWeeney. With Kevin's help, he and Mary have now been removed from the account and I have been added. We will need to add other board members to the account after the February board election.

So as of January 4, \$388,000 was invested in a 2 year CD at 4.5% and \$110,000 was invested in a 1-year CD at 4.6%.

I have not been able to move and invest any of the approximately \$192,000 in the Pacific Western bank money market account yet. Pacific Western bank says they sent new signature cards to Sharon about a month ago so I can be added, but Sharon has not forwarded the cards to us despite several reminders.

I have not been able to review the October, November and December financials because I have not received a copy of the October and December financials. That's the end of my treasurer's report."

**→ AP and JC agreed to meet by phone with Pacific Western Bank on 1/16-1/17 to transfer the Pacific Western Bank money market funds so they can be invested in CDs at the Edward Jones account, pursuant to the board resolution approved at the 12/3/22 board meeting.**

- Sidewalk and Driveway repairs: JM handed out a sheet of paper with a table of the proposed repairs and pointed out that according to the CC&Rs, the Association is not responsible for repairs to individual unit walkways, entries and stairs. As a result, those items will not be included in the scope of work.

**→ AP agreed to contact concrete contractor Jorge Torres to get two proposals: one for all sidewalk and driveway repairs and one for just the serious hazards.**

- Removal of two trees in front of Pilar's house. The problematic trees were removed by Bruce's Tree Service, but it was observed that the large surface roots were not removed as promised.

**→ DS agreed to follow up with CAMS to ensure the remaining surface roots are removed.**

- Reimbursement to Jennifer Tarap. The board unanimously approved \$865.73 for plant reimbursement to Jennifer Tarap, 105 Fieldstone Dr. Motion by DS, Second by JM.
- Reimbursement to Denise Summersett. The board unanimously approved \$408.40 for plant reimbursement to Denise Summersett for 137 Fieldstone Dr. Motion by JM, Second by JC.
- Pest Control Report for 209 Fieldstone Dr. The board unanimously approved a motion to instruct CAMS to rescind the portion of their 1/3/23 letter to Mark Brannan that relates to pest control repairs and issue a revised letter accepting responsibility for up to \$2,625 in repairs described in the 12/21/22 Foothill Sierra Pest Control Report (excluding stucco). Any further repairs are subject to future approval by the board. Motion by JM, Second by JC.

**→ JM agreed to ask CAMS to send all homeowners their 2019 pest control report.**

**→ JC agreed to open a warranty claim against Cal-Pro.**

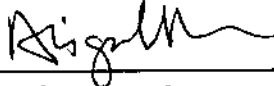
- Landscaping Report: JM briefed the board on his meeting with Hulises and his observations regarding the Fieldstone landscaping. JM and DS will continue to meet with Hulises.
- Gutter cleaning: The project is completed and it was agreed that Calaveras Junk did a good job.

**→ JC agreed to get estimates for gutter repairs, including for unit 237, 159 and the back gutter of 361.**

- Annual meeting: The Annual Meeting is scheduled for February 17, 2023. There will be an organizational board meeting afterward. The board unanimously approved a motion to authorize up to \$100 for room rental for the annual meeting. Motion by JM. Second by JC.
- Solar installation request from 159 Fieldstone: The board voted unanimously to ratify unit 159's solar installation application by default. Motion by JC. Second by DS. Recusal by JM.
- Next board meeting agenda: The board will add the following agenda items to the next board meeting agenda (among other items):
  - At the request of the owner, the board will consider spending up to \$1,000 to purchase and install landscaping in a barren patch at 233 (a mid height crape myrtle, candy tuft and cotoneaster ground cover plants).
  - Estimate for gutter repairs at various units.
  - Estimate for sidewalk and driveway repairs from Jorge Torres.
  - Concerns about alligatoring on the asphalt.
- Next board meeting date and time: January 28 at 1pm, upstairs at the Murphys Library.

Adjournment at 3:20pm

These minutes were approved by a vote of the board on 1/28/23

  
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 Abigail Padou, Secretary