

FIELDSTONE OWNERS ASSOCIATION  
Board of Directors Meeting  
Meeting Agenda  
February 17, 2023 at 5:00pm

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**Note: If this board meeting is not finished by the time the Annual Meeting starts at 6pm, the board meeting will pick up again at 7pm, after the Annual Meeting is adjourned.**

- **PHYSICAL MEETING LOCATION:** The conference room at The Watering Hole, 223 Big Trees Rd, Murphys
- **ZOOM DETAILS:** *Please note – these Zoom details are different from the Zoom details for the Annual Meeting.*
  - Join Zoom Meeting
  - <https://us02web.zoom.us/j/81607833297?pwd=bnFzMEVQYlRoRVdsUzBtYWNCCLzZJUT09>
  - Meeting ID: 816 0783 3297, Passcode: 748339
  - Dial by phone: 1-669-900-6833, Meeting ID: 816 0783 3297, Passcode: 748339
  - One tap mobile
  - +16699006833,,81607833297#,,,,\*748339# US (San Jose)

**AGENDA**

**1. Meeting Called to Order**

**2. Board Attendance**

**3. Vote on IRS Revenue Ruling 70-604**

To avoid the Association being taxed on annual income in excess of the annual operating budget, the board will consider passing the following resolution, in accordance with IRS Revenue Ruling 70-604: RESOLVED, that any excess of Association revenue over Association expenses for the current tax year shall be applied to the next tax year's member assessments.

**4. Minutes**

- a. The board will consider approving the 1/28/23 meeting minutes

**5. Status Reports:**

- a. Investing the Fieldstone Reserve Fund in CDs – Abigail
- b. Getting a proposal for sidewalk and driveway repairs - Abigail
- c. Obtaining an estimate from Hulises for the removal of two tree stumps and exposed roots at Unit 220 and other locations – Denise
- d. Getting proposals for gutter work at Units 159, 237, 293 and back gutter at 361- John
- e. Gathering information to open a warranty claim against Cal-Pro: identify areas of failing paint and comparison of 2019 vs. 2022 inspection reports for Unit 209. Assess Units 237 and 159 for failing paint and vs. 2019 inspection reports. – John
- f. Report on inventory of irrigation materials from the suspended project and options for recovery – Jeff
- g. Request pool keys from Steve Soper and Kevin McWeeney – Denise
- h. Establish email address for the board - Abigail

**6. Election of Officers (after the adjournment of the Annual Meeting)**

## 7. Proposed Board Actions:

- a. The board will consider approving the solar application for Unit 355.
- b. The board will consider sending a letter to the owner of Unit 361 regarding cessation of on-site business activity in response to a complaint pursuant to CC&Rs Sec. 4.3.
- c. The board will consider an amount of up to \$350 to be added to the previously approved amount of \$1,000 for landscape renovation at 233. The new total is \$1,350. This request is due to a revised estimate for labor (planting and irrigation) and materials (soil and irrigation) of \$850.
- d. The board will consider authorizing Hulises Avila to “Grind 2 stumps slightly below ground level with Stump Grinder” at Unit 220 for \$350 or “Dig 2 stumps out and any roots above ground with Backhoe” at Unit 220 for \$550.
- e. The board will consider spending up to \$250 to establish a website to improve communication and transparency, and to prepare for a possible separation from CAMS.
- f. The board will consider appointing Denise Summersett and possibly another director to interview alternative pool service vendors and obtain competitive quotes.
- g. Denise and Jeff will update the board regarding landscaping (in addition to specific agenda items for approval)
  - Priorities
  - Stumps
  - Maintenance service
  - Irrigation
- h. The board will consider appointing 1-2 board directors to begin the process of obtaining recommendations and estimates for asphalt repair.
- i. The board will consider appointing 1-2 board directors to draft a parking rules reminder notice to homeowners.
- j. The board will consider appointing 1-2 board members to begin a review of pool rules with recommendations for any changes. They will also assess the status of pool access means and alternatives (e.g. new keys, combination lock) and recommend any changes for the Board to consider.
- k. The Board will consider whether or not to continue a hybrid meeting format (in-person and teleconferencing) in the light of low to no recent participation and the expiration coming on Feb. 28th of the California Covid State of Emergency under which we have conducted such meetings, and with new Brown Act rules regarding requirements for such meetings. If the board determines the need before deciding, the board to authorize 1-2 directors to research the question and make a recommendation for the board to consider.

## 8. Adjournment