

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
MINUTES
April 29, 2023 at 1:00pm

- The Meeting was called to order – 1pm
- Board Attendance: Jeff Muscatine, John Corona, Abigail Padou, Elisa Garin, Denise Summersett
- The Board unanimously approved the Meeting Minutes for the 4/1/23 executive session and regular board meetings. Motion-AP, Second-JM

STATUS REPORTS/UPDATES

- President's report: Jeff reported that 2022 taxes have been paid (state and federal). The 1st installment for 2023 taxes has been paid. There is an appointment with Sensible Accounting in 7-10 days to consider them to be the new bookkeeper. Approximately 7 owners have not paid their dues during the transition. Messages have been left to ensure they get it straightened out. The pool master locks have been rekeyed. This will not affect the homeowners.
- Treasurer's report: Elisa reported that March dues are paid up. 5 homeowners still need to pay for April. Current Fieldstone bank balances:
 - Operating Account (US Bank): \$17,126.91
 - Reserve Account (Edward Jones): Money Market \$57,456.56, CDs \$718,361.07

Elisa is working on revisions to the delinquent dues policy. It will be on the next agenda. She is also working on a fiscal control policy. Edward Jones recommended that we develop an "investment policy statement," which the advisor said HOAs should have. Farmers and Calaveras County still have the old addresses, so Abigail will follow up with them again on the change of address.

- Estimate for Sidewalk and Driveway Repairs – Abigail followed up with Jorge Torres Jr. and Sr. a week ago but did not hear anything. She will call again this week.
- Removal of tree roots at Unit 220 – Denise said Hulises is coming on Monday, May 1 to do the work.
- Cal-Pro warranty claim – Denise scheduled a meeting between the board and Tim, the President of Cal-Pro, on May 17 at 10am for 4 hours.
- Sale of leftover irrigation materials – Jeff reported that he had no luck finding any takers. Jeff will send the inventory to the board.
- Finding a new pool service – Denise reported that the guy who services the pool at Forest Meadows is interested in doing ours. He will be available to talk after May 11. He has a pool operator's certificate. He has not given us a quote yet. He tested the water today. He said there was no chlorine in the water and the Alkaline measurement was too low. He also said the acid should not be stored next to the chlorine, and that the pool logs were missing. Abigail and Denise will email Mike Lima about the pool logs and the chemistry levels. We have been paying \$4000+ per year to Mike Lima (Calaveras Pools) and his new contract is for \$7000+ per year, so we want to find a replacement for him if possible.
- Asphalt repair estimates – Jeff reported on his and Abigail's walkaround with Bill Cooper, from Ron Cooper Engineering. Bill said the cracks might look ugly, but none of them are large enough yet to accept sealant. Bill will come back in a year to walk through and inspect again. Abigail

reported on her notes of what Bill said during the walkthrough: "there's a lot of product on here still," "the cracks are small so there would not be much penetration of sealant. Need at least ¼" cracks to get penetration," "it could stay this way for another 10 years," "it might look like crap but the integrity is still there," "nothing is big enough and nothing is moving...we're in good shape," "if you cut [to replace sections of the roadway], it creates cracks from the cuts outward" because the new and the old areas expand at different rates.

- Updating Fieldstone contact info on website and uploading plant guide – Abigail will add language to the website that if there is an emergency, owners should call board members using the Fieldstone directory. Abigail will upload the plant list.
- Updating pool rules and pool access – Denise and Abigail. The board unanimously voted to approve the draft Pool Rules with the change of making No Diving #1 on the list. Motion -DS, Second-AP. The Pool Rules attached for homeowner review for a 28-day notice and comment period before being voted for final approval by the board.
- Replacement of broken irrigation timers – Jeff and Denise. One has been replaced. It is going well. 3 more will be replaced in the next few weeks.
- Update on estimate for highest priority tree work – Denise. A-1 revised their estimate to trim only the trees that are touching houses or fences, and one leaning tree. It is \$2,400 for 17 homes. See attached estimate and list of units. If you have questions or concerns, please let the board know ASAP.
- Landscaping priorities and ideas for saving money; discussion regarding changing the landscaping contract with Hulises Avila from a \$1,950 monthly lump sum to a time & materials basis – Jeff and Denise. Jeff reported that \$50 per person per hour is the hourly rate for landscapers he spoke with. The board will meet in executive session to work on a new contract that includes what we want the landscaper to do, then present it to Avila and/or other landscapers. Attached is the current contract with Avila, and the proposed 2021 contract that the board never received from CAMS. Generally, what the board wants is less pointless blowing; increasing hedging instead of maintaining individual bushes; trim only what needs to be trimmed (i.e. prune at least 8" at a time, not 1" needless pruning); weed by hand; no leaf blowing out of season.

BOARD ACTIONS

- The Board unanimously approved the following bills (Motion-EG, Second-AP):
 - Murphys Sanitary \$60.00 (Approved as a blanket cost)
 - Avila Service: \$5,850.00 Invoices for December, February, and March 2023
 - US Treasury Department: Fed Corporate Income Tax \$1,004.00
 - US Treasury Department: 1st Estimated Installment for 2023 \$2,051.00
 - CA Franchise Tax Board: CA Corporate Income Tax \$333.00
 - CA Franchise Tax Board: 1st Estimated Installment for 2023 \$796.00
 - PGE \$79.78 (Approved as a blanket cost from 4/1/23 General Meeting)
 - UPUD (Auto Pay) \$113.32 (This is over our blanket approval of \$105.00 from the 4/1/23 Gen Meeting)
- The board unanimously approved paying up to \$150 per month to UPUD, and paying the current bill of \$113.32 (Motion-DS, Second-EG)

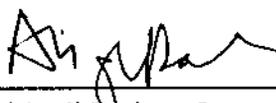
- Board unanimously approved paying the following bills:
 - Paula Hegner: Tax Prep \$1,625.00 (Motion-DS, Second-AP)
 - Denise Summersett: 4 Irrigation Timers \$386.16 (Motion-EG, Second-JM)
 - Elisa Garin: \$14.97 Postage & Plastic Checkbook Case (Motion-DS, Second-JC)
 - Jeff Muscatine: \$142.68 in expenses (\$20 for document copying at County, \$122.68 for keys, rekeying kit, and locks for pool) (Motion-AP, Second-DS)
- The board unanimously approved the Draft 2022 Financial Statement (Motion-DS, Second-JC). See attached.
- The board voted unanimously to open the pool on the Friday of Memorial Day Weekend. (Motion-DS, Second-JC)
- The board approved sending out the proposed Pool and BBQ Area rules (attached) for a 28-day notice and comment period.
- The board unanimously approved up to \$100 for a May Fieldstone social event. It will be a Fieldstone BBQ on May 20. Arrive at 5pm, dinner at 6pm (Motion-DS, Second-JC)
- The board unanimously approved the overnight parking “gentle reminder” notice, as edited to include parking in unmarked spots. (Motion-AP, Second-DS)
- The board unanimously approved having committee signups at the Fieldstone BBQ for the 4 committees: Landscape, Social, Pool, Communications. (Motion-AP, Second-DS)
- At next board meeting: need to approve \$2,798.12 for Farmers Insurance payment

OPEN FORUM

- Discussion of committees – Cathy Stroup

Adjourned at 3:17pm

These minutes were approved by a vote of the board on 6/3/23



 Abigail Padou, Secretary