

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Meeting Minutes

September 20, 2024 at Fieldstone pool, 5:00 p.m.

PHYSICAL MEETING LOCATION: Fieldstone pool (+Zoom)

Meeting Called to Order: 5:00 p.m.

Board Attendance: all in attendance (Elisa Garin, Jeff Muscatine, Abigail Padou, Carolyn Peterson, Denise Summersett) 9 owners/residents in attendance.

Approval of Minutes

The Board approved of the following:

- 8/16/24 Board minutes (see attached) M/S/A: DS/JM/all
- 9/10/24 Board minutes ,(see attached) M/S/A: DS/CP/all

OPEN FORUM

- Tony Cera(189) requested renewed attention to the topic of vehicle speed control (this is an item being held for a future agenda) and time limits for board meetings.

BOARD ACTIONS

- The Board deferred approval of the August financials pending availability
- Expenditures approved by the Board:
 - \$157.50 to Emily Willis for July pool janitorial (6120 pool janitorial) M/S/A: CP/JM/all
 - \$323 for 50% deposit payment to HOA Election Guys (6040 legal) M/S/A: CP/JM/all
 - \$10.71 reimbursement to Denise for replacement of missing pool gate sign “Keep Gate Closed” per County inspection (7050 maintenance and repair) M/S/A: JM/EG/all
- **Other Actions**
 - The Board set the pool closing date at 10/1/24. M/S/A: AP/CP/all

- The Board approved the selection of GAF Timberline HDZ S R series “cool roof” reflective shingles for the new roofs. Noted: these are essentially the same specs as standard (GAF Timberline HDZ) at the same cost. Colors selected to be close to originals: Barkwood, Sagewood, Charcoal. M/S/A: AP/CP/all
- The board will consider the gutter color choice pending samples. White or near-white will be selected. This will be an administrative decision.
- The board deferred consideration of opening a Fieldstone account at Calaveras Lumber to facilitate a less costly means for T&M concrete contractor to obtain materials as needed during the life of the project

STATUS REPORTS/DISCUSSION ITEMS

- President’s report
 - Updates to be given to Browning for revised 2025 reserve study draft. There are significant changes in roofing cost estimate and updates to painting/rot repair status, which reduce required funding. When “final” draft is ready a homeowners discussion with Bob Browning will be set
 - Roofs and gutters, first phase as previously approved for three buildings (105/119, 193/205, 225/233): following through questions and some open details with Bolin Roofing and Yosemite Seamless Gutters. Timing to be coordinated so gutters will follow roof work
 - Painting and repairs: 1) Cal-Pro to begin warranty paint work 10/1/24. 2) negotiating for a T&M agreement with local contractors for currently needed rot repairs and ongoing maintenance. Estimate and agreement will be brought for consideration when ready.
 - Proceeding with steps to finalize a proposal for a T&M agreement with TorresWorks (Leonardo Torres) for concrete repair/work per site wide list. Estimate and agreement will be brought for consideration when ready. Current estimate is \$42,000 for labor (\$70/hour), materials, disposables (e.g. tool blades) and dump fees. (Reserve 020200 sidewalks, 020300 driveways)
 - Landscaping update
 - Site survey with landscaper pending to determine Fall and 2025 recommendations re replanting or replacing heat damaged and dead plants, fertilizing, etc.
 - Site survey with landscaper pending to determine 2025 recommendations to replace unrepairable underground water lines with surface lines and area emitters. Large supply of solid and perf ½” lines and connectors is on hand

- Drain repairs/replacements nearly completed
 - Highway 4 trees: PG&E skipped followup contact and approval and whoops the trees are down. On 9/18/24 communication with PG&E and Caltrans was established and Jeff is now following through their confirmation that all of the previously discussed work will be completed (including removal of all wood and debris, stump grinding) After PG&E tree removal is done, Hwy 4 survey with landscaper pending to determine immediate needs to maintain remaining plantings
- Vice President's report
 - Status of County pool inspection: passed with only 1 minor correction re a missing sign
 - Status of update and clarifications of plant guide and unofficial list of plants at Fieldstone: in process
- Treasurer's report
 - Monthly update: reports and August Edward Jones statement (see attached)
 - Status of special assessment installment due 9/2/24: all but one homeowner are paid up
- Secretary's report
 - Timeline for 2025 budget prep and approval TBD
 - Timeline for 2025 election and annual members' meeting: date set for Saturday, Feb. 22, 2025 at 10:00 a.m. (Abigail confirmed election vendor engagement: HOA Election Guys)
- Noted: these are continued items held for future agendas
 - Bret Harte weeds: third request for County info on what area they cover along roadway
 - Bret Harte No Parking signage by fire gate: third request to County to restore missing sign
 - Consider if further work will be done to investigate suggested installation of speed bumps and/or signage and/or other devices to calm vehicle speeds on Fieldstone Dr.
 - Status of annual distribution of required reports and notices
 - Consider having a finance committee

- \$550 estimate pending for Bolin Roofing to repair leaking roof at 142. (7050 maintenance and repair)
- \$450 estimate pending for Aces Fine Finishes (Tom Woodburn) to do ceiling repair and painting due to roof leak damage at 142 (7050 maintenance and repair)
- estimate pending for Aces Fine Finishes (Tom Woodburn) to do ceiling repair and painting due to roof leak damage at 159 (7050 maintenance and repair)
- estimate pending for Aces Fine Finishes (Tom Woodburn) to do minor repairs, clean, and restain all of the exposed wood structures at the pool (gazebo columns, pergola, entrance arbor). (Reserve 030150 pool arbor stain.)

Next Board meeting date: Friday, 10/18/24, 5:00 p.m., at the pool

Adjournment: 6:02 p.m.