

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Meeting Agenda

October 18, 2024 at Fieldstone pool, 5:00 pm

PHYSICAL MEETING LOCATION: Fieldstone pool

ZOOM DETAILS:

<https://us02web.zoom.us/j/89961626796?pwd=QVVOWVd5cGlrTTk4ZF14dWxjUU9lUT09>

Meeting ID: 899 6162 6796 Passcode: 386858

One tap mobile +16699006833,,89961626796#,,,,*386858#

Dial by phone +1 669 900 6833

Meeting ID: 899 6162 6796 Passcode: 386858

AGENDA

Meeting Called to Order

Board Attendance

Approval of Minutes

The Board will consider approval of the following:

- 10/20/24 Board minutes (see attached)

OPEN FORUM

This is an opportunity for owners to comment or ask questions. Please limit your remarks to three minutes in this forum or if recognized by the chair during discussion of an agenda item.

BOARD ACTIONS

- The Board will consider approval of the September financials (see Treasurer's report)
- Expenditures Requiring Board Approval:
 - \$550 for Bolin Roofing to repair leaking roof at 142 (estimate attached). (7050 maintenance and repair)
 - \$450 for Aces Fine Finishes (Tom Woodburn) to do ceiling repair and painting due to roof leak damage at 242 (estimate attached). (7050 maintenance and repair)

- \$3,225 for Aces Fine Finishes (Tom Woodburn) to do ceiling and wall repair and painting due to roof leak damage at 159 (estimate attached). (7050 maintenance and repair)
 - \$6,600 for Aces Fine Finishes (Tom Woodburn) to clean, do minor repairs, and restain all of the exposed wood structures at the pool (gazebo columns, pergola, entrance arbor) (estimate attached). (Reserve 030150 pool arbor stain.)
- **Other Actions**
 - Consider how to comply with required filing of info on all Board directors per FinCen Corporate Transparency Act (CTA). Report due 1/1/2025. See <https://www.davis-stirling.com/HOME/C/Corporate-Transparency>. Use a reporting company (e.g. full year w/all updates for \$295 <https://ctareview.com/>) or do it ourselves via FinCen website <https://boiefiling.fincen.gov/> (which requires doing it in one complete new pass for every update)?
 - Consider opening a Fieldstone account at Calaveras Lumber to facilitate an efficient means for T&M concrete contractor to obtain materials as needed during the life of the project.
 - Consider when to obtain estimates to repaint metal fence around pool – it is increasingly showing rust. (Reserve 03400 paint “wrought iron”)

STATUS REPORTS/DISCUSSION ITEMS

- President’s report
 - Note FYI: webinar on new 2025 laws that affect HOAs: <https://www.youtube.com/watch?v=cajUEPyiJsw&t=6s>
 - Of note for future reference among new laws are election rules re option for electronic elections beginning 2025. Requires amended election rules (in governing documents) next year if we want to pursue it. Reserve study includes amendment of governing documents. Continue to future agenda.
 - Updates given to Browning for revised 2025 reserve study draft. 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 start dates as approved for three buildings:
 - 105/119 - Oct 21st
 - 193/205 - Oct 28th
 - 225/233 - Nov 4th
- Painting and repairs: 1) Cal-Pro work in process on paint under warranty. 2) Working with two potential local contractors to set up a T&M engagement to do rot repairs and painting as needed
- Close to final proposal for a T&M agreement with TorresWorks (Leonardo Torres) for concrete repair/work per site wide list. 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 notes (not intended for detailed discussion unless questions are raised)
 - Periodic site survey in process to determine Fall and 2025 priorities and recommendations re damaged plants, replacement of aged-out plants, fertilizing program, etc.
 - Site survey 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 got their act together and communication with all parties seems good. Pending Caltrans to do stump grinding and final cleanup. Then we will survey with landscaper to determine immediate needs to maintain/improve remaining plantings and future options
- Vice President’s report
 - Status of update and clarifications of plant guide and unofficial list of plants at Fieldstone
 - Status of website catchup and new content (supporting secretary)
- Treasurer’s report
 - Monthly update: reports and September Edward Jones statement (see attached)

- Status of special assessment installment due 9/2/24
- Need to find new CPA to do taxes and annual review (Paula Hegner has scaled back her practice)
- Secretary's report
 - Note deadline for 2025 budget prep and approval is nominally by 30 days before year end
 - Timeline for 2025 election and annual members' meeting: date set for Saturday, Feb. 22, 2025 at 10:00 a.m. Location TBD. (Abigail re election vendor status)
 - Status of insurance renewal (Abigail)
- Social Committee report
 - Luau 9/21/24
 - Next event: Halloween 10/26/24
- 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. (Note in 9/20/24 Open Forum a homeowner underscored interest in considering this)
 - Status of annual distribution of required reports and notices
 - Consider having a finance committee

Next Board meeting date

Adjournment