

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Meeting Agenda

December 4, 2024, at Murphys library, 1:30 pm

PHYSICAL MEETING LOCATION: upstairs at Murphys library

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

- No recent minutes are available for approval (11/24/24 draft pending)

OPEN FORUM

This is an opportunity for owners to comment or ask questions. The Board may give short answers and/or designate items for a future agenda. Beyond administrative matters the Board cannot act on anything not on this published agenda. Please limit your remarks to three minutes in this forum or if recognized by the chair during discussion of an agenda item.

BOARD ACTIONS

- **Expenditures Requiring Board Approval:**
 - \$99.00 reimbursement to Cathy Stroup of expenses for social committee Halloween Party
 - \$20.04 reimbursement to Denise Summersett for Pool Supply Warehouse expense for 1- bung hole cover
 - \$17.00 reimbursement to Denise Summersett for 100 bathroom trash bags for pool
- **Other Action**

- The Board will review input for the draft 2025 budget and discuss a revised draft to be considered for approval
- Continued from 11/24/24 the Board will discuss reaching a conclusion regarding the requests to do roof repair and related interior repair at 142. Due to missing documents, the Board has not been able to establish the status of what might have been previously authorized, with any conditions attached, around August 2020 when there was an application to install a Solatube skylight. There is an open question concerning the approval of the installation and any conditions attached.
 - Lacking documentation that resolves the questions, it is desirable to establish an agreement between the Board and the 142 homeowners as the basis for the pending requests, for consideration of any future roof issues, and as conditions for roof replacement.
 - Notes, offered here as background to save time in the meeting:
 - Due to the absence of association and homeowner records documenting the approval, with any conditions, of the architectural application, submitted around August 2020 for a Solatube skylight installation, the Board has not been able to act within proper fiduciary requirements
 - The problem in principle: if one can't prove a board motion passed, and no one has a record of it, it technically (legally) does not exist. It is important as a matter of proper procedure, liability, and precedent that all homeowners are assured that approval is not going to be assumed later for anything done but not documented. In order to consider the issue, the board is obligated to try to confirm if there was an approval, and if conditions were stipulated.
 - Section 10.2.3 of the CC&Rs specifically prohibits skylights, so although the skylight is in place, it is a “reasonable business decision” (the standard for board actions) for the board to conclude that this skylight application either was most likely only approved with conditions attached, perhaps was denied, or was “lost” (not acted upon).

- **STATUS REPORTS/DISCUSSION ITEMS**

- President's report
 - No updates for this meeting

- Vice President's report
 - No updates for this meeting
- Treasurer's report
 - No updates for this meeting
- Secretary's report
 - No updates for this meeting
- Social Committee report
 - No updates for this meeting
- 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