

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Meeting Agenda

August 17, 2024 at Murphys Library 11:00 am

PHYSICAL MEETING LOCATION: upstairs meeting room 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

The Board will consider approval of the following:

- 7/12/24 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 May and June financials, July if available
- Expenditures Requiring Board Approval:
 - \$170.58 invoice payment for repair of electrical outlets at pool area by Gold Electric. Previously authorized NTE \$500 (7050 maintenance and repair)
 - \$105 payment to Emily Willis for July pool janitorial. (6120 pool janitorial)
 - \$133.89 reimbursement to Denise Summersett for pool supplies for cleaning bathrooms & bbq area, replacement of outdated chemical testing kit, test strips (6340)

- Social committee requests
 - The Board will consider if \$100 previously spent for the room rental for the annual members' meeting from account 6082 social events may/should be "returned" to the social events account
 - \$100 reimbursement to Scarlett Hart requested by the social committee for past June circus event (6082 social events)
 - \$100 authorization requested by the social committee for planned luau event Sept. 21 (6082 social events)
 - \$100 authorization requested by the social committee for planned Halloween event Oct. 26th (6082 social events)
- \$450 for Bolin Roofing to do repair of leaking roof at 159 (related interior paint repair TBD at a later time). Estimate attached
- Increase authorization for Sierra Pools parts and labor to replace 2 underwater pool lights. Previously authorized \$1,200, actual total \$2051.35. Invoice has been paid per Jeff's authorization of additional \$800.51 amount to cover urgent expense. Replacing underwater pool lights is a requirement and pool inspection is pending. (6330 is not budgeted for 2024)
- NTE \$500 for Sierra Pools parts and labor to replace hoses and fittings to rola-chem (6330)
- Approval of election vendor proposal and expense for 2025 election services, considering proposals from Elect 2 Inspect (\$925), HOA Election Guys (\$645.10), and HOA Elections of California (\$ bottom line pending service choices)
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- **Other Actions**
 - Consider if the causation of moisture in the 105 structure resulting in reported mold is within the association's areas of responsibility for maintenance/mitigation/repair (varying estimates provided by homeowner). Core Inspection (inspection-only service) report attached
 - Consider at 237 homeowner request (7/12/24 open forum) if at 233 there is an association issue with the replacement of lawn with mulch in the 233 portion of the area between 233 and 237. Note: this area was previously deemed the responsibility of the homeowner, see minutes of 11/17/23 attached
 - Consider 105 homeowner request to determine if the association has a maintenance responsibility for the area of the entrance monument easement that falls inside the wall (facing the driveway). Note: this area was previously

deemed the responsibility of the homeowner, see minutes of 11/17/23 attached

- Consider if the 209 homeowner's proposed new planting of a hydrangea and two camellias may proceed or must be modified. This is part of a project at homeowner's own expense approved 7/12/24, then paused due to issues re approved plant list. Proposed plants are in the illustrated Plant List (which confusingly is also headed Fieldstone Landscape Binder), but not in the actual approved Landscape Binder. See below on planned list updates in Landscaping items under President's Report
- Consider pursuing agreement for site wide full rain gutter replacement with downspouts and leaf guards by Yosemite Seamless (Adam Mittelstadt) for \$117,422.50. Quotes attached. Next steps to cover approval of samples (in hand), color, Board meeting with contractor, reference checks. Note previous quote for same material by Sierra Seamless was \$203,867 for full replacement with guards. (Reserve 050700 gutters/downspouts, 050709 leaf guards). Big file with catalog of materials available on request, manufacturer info is at <https://www.norandex.com/products/metal-products/rainware/>
- Consider proceeding with steps to complete a T&M agreement with TorresWorks (Leonardo Torres) for concrete repair/work per attached site wide list. Current estimate is \$42,000 for labor (\$70/hour), materials, disposables (e.g. tool blades) and dump fees. Next steps to cover a few open details, Board meeting with contractor, reference checks. (Reserve 020200 sidewalks, 020300 driveways)
- Consider obtaining estimates for staining of pool area gazebo/ pergola exposed wood (Reserve 030150 pool arbor stain)
- Consider a request from the 256 homeowner to enforce CC&R restrictions on ongoing display of outdoor holiday decorations ("Christmas lights") at 260 and 277. CC&R 4.22: ... holiday lighting must be removed within fourteen (14) days following the holiday for which it was installed

STATUS REPORTS/DISCUSSION ITEMS

- President's report
 - 2025 Reserve Study first draft received. Final roof inspection is TBD. The bottom line is that as of first draft we will need to raise approximately \$11k per unit be fully funded. This is not final pending revised final draft that should reduce this amount a bit. Special open meeting(s) to cover questions, changes, and adjustments to be held be as soon as practical. There will be a review meeting with Browning including homeowners.

- Cal-Pro warranty claim update and next steps (one more round of paint touch up): new site survey complete for bad paint, comparison of warranty work done with Cal-Pro offer. Paint list now to go to homeowners, on site meeting with Cal-Pro TBD
- Landscaping
 - Heat stressed plants: update, future considerations
 - Timer replacement complete
 - Drain repairs/replacements pending (separate approved project)
 - Denise: Landscape Committee to review & update the plant guide to plants that are for ZONE 9-9B. The current plant guide dated 2014 is listed as ZONE 7. Bring updated list to October meeting for review, revisions and approval
- Vice President's report
 - See above re plant guide
 - Status of County pool inspection
- Treasurer's report
 - Monthly update: reports and July Edward Jones statement (see attached), status of \$25k transfer to EJ from special assessment receipts
 - Plan ahead for next special assessment installment due 9/2/24. Board reminder notice sent 8/3/24
- Secretary's report
 - Status of annual distribution of required reports and notices
- Noted: these are continued items held for future agendas
 - Search for T&M painting contractor for ongoing painting and repairs following CalPro warranty work
 - \$TBD for site wide replacement of old irrigation timers (reserve 180201 irrigation timers)
 - Highway 4 trees: Caltrans/PG&E proposal pending. Pinged twice, no response
 - 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
 - Timeline for budget prep and approval

- Timeline for 2025 election and annual members' meeting
- Open to ongoing discussion: how can we make meetings shorter and less frequent?
- Consider if follow up will be done to the previous suggestion to install a series of No Parking Between Signs signs (1 right arrow, 2 left/right arrow, 1 left arrow) on Bret Harte fence between fire gate No Parking sign and 106 driveway. Est \$200 (est \$120 for signs, \$70 for labor) (7050 maintenance and repair)
- 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.
- Consider having a finance committee

Next Board meeting date

Adjournment