

**FIELDSTONE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 19, 2021**

- I. Called To Order** – President, D. Powell called the meeting to order at 6:08 p.m.
- II. Roll Call -**
Board Members Present: John Corona, Kevin McWeeney, David Powell and Mike Wormack
Board Members Absent: None
CAMS, Inc. Manager: Sharon Johnson
Note: Held via Zoom
- III. President’s Report**
- IV. Minutes**
Minutes for August 25, 2021 *Motion was made by M. Wormack, seconded by K. McWeeney and passed by unanimous vote to approve the August 25, 2021 meeting minutes as presented. M/S/P Wormack/McWeeney*
- V. Treasurer’s Report**
a. Financials -K. McWeeney gave the treasurers report. The association is under budget by \$\$17,544 in October. There is \$1,225.50 in delinquent assessments. There is \$558,490 in the reserve accounts. *Motion was made by K. McWeeney seconded by M. Wormack and passed by unanimous to approve the Octpber 2021 financial statement as reviewed. M/S/P McWeeney/Wormack*
b. Reserve Study – *Motion was made by K. McWeeney seconded by M. Wormack and passed by unanimous to approve the Reserve Study prepared by Browning Reserve Group as presented. M/S/P McWeeney/Wormack*
- VI. Committee Reports**
None
- VII. Unfinished Business**
a. Review the New Solar Policy Rule
Motion was made by K. McWeeney seconded by M. Wormack and passed by unanimous to approve the Solar Policy Rules as submitted. M/S/P McWeeney/Wormack
b. Gutter Cleaning
Winters Cleaning Services.completed the cleaning of the gutters in September. Management informed the residents that if they needed seconded cleaning to contract their office and they would issue a work order to Winters Cleaning Services.
- VIII. New Business**
a. Irrigation Replacement
Motion was made by K. McWeeney and seconded by J. Corona and passed by unanimous to approve the proposal from Angels Yard & Maintenance in the amount of \$21,150 and approve the purchase of new controllers for each home not to exceed \$4,500. M/S/P McWeeney/ Corona

- b. **Interior Drywall Repair at 186 Fieldstone – Steve Soper.** After discussion Motion was made by K. McWeeney and seconded by J. Corona and passed by unanimous to approve \$925 to repair and paint the damaged drywall from a leak with in M/S/P McWeeney/ Corona
- c. **Paula Hegner, CPA 2021 Yearend Review Proposal**
Motion was made by M. Wormack seconded by K. McWeeney and passed by unanimous to approve the proposal from Paula Hegner to complete the 2021 yearend review in the amount of \$1,625. M/S/P Wormack/ McWeeney
- d. **Bruce’s Tree Service Proposal**
Motion was made by M. Wormack seconded by K. McWeeney and passed by unanimous to approve the proposal from Bruce’s Tree Service in the amount of \$5,800 for 1 year. M/S/P Wormack/ McWeeney
- e. **2022 Proposed Budget**
Motion was made by M. Wormack seconded by K. McWeeney and passed by unanimous to approve the 2022 Budget with a \$37 per month increase. The increase was due to increase in the reserves contribution, general repairs and maintenance and increase in propane cost. Wormack/ McWeeney

VIII. OPEN FORUM

- IX. Adjournment – The next will be the Annual and the Board of Directors meeting on February 17, 2022.** The meeting adjourned at 6:57 p.m.

Sharon Johnson
Recording Secretary, Sharon Johnson

November 19, 2021
Date