

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Meeting Agenda

May 4, 2024 at Murphys Library 11 AM

PHYSICAL MEETING LOCATION: Murphys Library upstairs

ZOOM DETAILS:

<https://us02web.zoom.us/j/89961626796?pwd=QVVOWVd5cGlrTTk4ZFh4dWxjUU9lUT09>

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:

- 3.23.24 board minutes (see attached)

OPEN FORUM

This is an opportunity for owners to comment or ask questions. Please limit your remarks to three minutes.

BOARD ACTIONS

- The board will consider approval of the March financials (see attached)
- Expenditures Requiring Board Approval:
 - \$2,600 for landscape drain repairs and replacements. T&M total for three drain rock basins, 34 bubbler elbows, misc. plastic grates. (Reserve expense)
 - \$700 for pool chemicals and supplies. Consider set up as a pre-approved running expense within budget. (6340 pool supplies)

- \$100 NTE to replace broken fence boards at Bret Harte gate to propane enclosure (prelim est. \$30 boards, \$70 labor). (6221 landscape repair)
- \$400 (\$80 each for five) to \$1,200 (for 15) to buy Hunter XC-400 irrigation timers (same as we have been using). Plus labor, see following. We will need approximately five soon if done as needed, 15 to do all remaining sitewide replacements. Labor is an hour (\$50) per timer. If done ad hoc we can probably absorb the labor in the monthly landscaping. If doing many at a time need to allocate some of the repair budget, up to \$750, or do as a reserve expense. (Purchasing timers = reserve expense. If done ad hoc, labor may included in 6221. If done altogether, reserve expense.) Summary: \$400 for five timers to be used ad hoc, or \$1,950 including labor to do all 15 remaining timers now.
- \$300 est. to cover homeowner request for certified arborist inspection of two ailing trees in front of 123/137 (6230 landscape plant replacement)
- **Other Actions**
 - Consider approval to move \$ from Operating to Reserve, reflecting the incoming special assessment funds. Move \$31,000 for March and \$25,000 for May (in addition to regular monthly transfers of \$8,107).
 - With the above funds moved to Reserve, consider approval of moving \$150k from the Reserve money market fund to a new \$150k CD
 - Consider adding \$5,600 to the current operating budget in line 6221 (landscape general) as planned from incoming special assessment funds
 - Consider earmarking \$3,600 as a “cushion” in the operating checking account as planned from incoming special assessment funds (this is not a budget line item or increase, it is to permit easier cash flow with prompt bill payments)

STATUS REPORTS/DISCUSSION ITEMS

- President’s report
 - Cal-Pro warranty claim update and next steps (news flash: work to start 5/6/24)
 - Browning reserve study status
 - Tree work completed within approved operating budget
 - Highway 4 trees – met with PG&E arborist, Caltrans/PG&E proposal pending. Working to find or install a shutoff valve for the water line(s) along the wall
 - Landscaping: time to consider minor fill-in planting and some additional small projects. Options re three trees lost due to storm damage (island, 249, 277)

- Water leak showing at common meter by pool – stopped?
 - Note a new concrete repair option to investigate: polyurethane foam injection for leveling displaced slabs could resolve much of the work list
 - Damage to wooden gate at propane enclosure (see expenditure item), trash and veg cleanup
- Treasurer’s report
 - Monthly update
 - Special assessment status
 - Issues re delinquencies; late fee policy
 - Plan ahead for next special assessment installment due 9/2/24
 - Bookkeeping cost concerns
- Secretary’s report
 - Status of annual distribution of required reports and notices
- Steps to open the pool (see expenditure item above re chems and supplies)
 - Responsibilities for pool service liaison
 - Monitoring, status of purchased wireless monitor
 - Janitorial
 - New signage/key board?
 - County inspection status?
 - Volunteer support
 - Target date for pool opening
- Next steps re repair (not including cleaning) of roof gutters (originally estimated March 2023 at 237, 249, 225, 209, 205, 193, 167, 159, 155, 141, 293. New locations identified at 116, 141, 293, 308, 362.) Previous estimate 3/28/23 for \$2,380 from Scott’s Rain Gutter (attached to 2/24/24 agenda). Denise trying to contact Scott to ask if bid stands and estimate for additional locations
- Noted: these are continued items held for future agendas
 - Concrete work
 - Amending or repealing bbq and firepit rule
 - Amend pool rules
 - Search for T&M painting contractor for ongoing painting and repairs following CalPro work

Next board meeting date

Adjournment