

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Minutes

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

PHYSICAL MEETING LOCATION: upstairs at Murphys library

ZOOM DETAILS:

AGENDA

Meeting Called to Order 1:30 PM

Board Attendance. Jeff Muscatine, Carolyn Peterson, Elisa Garin, Abigail Padou, Denise Summersett

Approval of Minutes

- No recent minutes were available for approval

OPEN FORUM

Kevin McWeeney (120) asked about Christmas Lights

BOARD ACTIONS

- **Expenditures Requiring Board Approval:**
 - The Board approved \$99.00 reimbursement to Cathy Stroup of expenses for social committee Halloween Party. **M/S/A: AP/CP/A**
 - The Board approved \$20.04 reimbursement to Denise Summersett for Pool Supply Warehouse expense for 1- bung hole cover. **M/S/A: AP/CP/A**
 - The Board approved \$17.00 reimbursement to Denise Summersett for 100 bathroom kitchen size trash bags for pool. **M/S/A: AP/CP/A**
- **Other Action**
 - The Board reviewed input for the draft 2025 budget and approved a revised draft (see attached). **M/S/A: JM/AP/3 aye, DS nay**
 - Continued from 11/24/24 the Board discussed reaching a conclusion regarding the requests to do roof repair and related interior repair at 142. After reviewing the matters listed below, the Board agreed to propose an agreement to the homeowners. A draft was reviewed and a revised draft will be provided to the homeowners for their consideration.

- 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 from the August 8, 2020 Agenda, 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, on the August 8, 2020 Agenda 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 1/17/25, noon, at Murphys Library

Adjournment 3:25 PM