

FIELDSTONE OWNERS ASSOCIATION  
Board of Directors Meeting  
Meeting Minutes  
**January 10, 2024 at 12:30pm**  
**at Murphys Library and by Zoom**

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- **Meeting Called to Order** – 12:37pm
- **Board Attendance** – Jeff Muscatine, Abigail Padou, Denise Summersett, Elisa Garin

**OPEN FORUM**

- This is an opportunity for owners to comment or ask questions.

**BOARD ACTIONS**

- **Minutes**
  - The board unanimously approved the 11/17/23 and 12/16/23 board meeting minutes.  
**Motion by DS, Second by AP.**
- **Other Actions**
  - The board unanimously appointed Carolyn Peterson to the vacant board seat. **Motion by DS, Second by AP.**
  - The board unanimously approved the removal and disposal of a crabapple tree at 269 Fieldstone Drive at the owner's expense. The tree is to be cut off at the base, with no stump removal. **Motion by DS, Second by EG.**
  - The board unanimously approved the final wording for the vote on a special assessment on the February ballot. **Motion by AP, Second by JM.**

Please cast your vote FOR or AGAINST a \$101,200 Special Assessment. The special assessment will be used to build up the Fieldstone Reserve Fund in preparation for significant upcoming projects such as roof replacements and for unbudgeted 2024 expenses such as tree trimming and removal. If approved, the special assessment will be \$2,200 per unit, payable in two installments of \$1,100 each, with the first installment due on April 1, 2024 and the second installment due on September 2, 2024.

- The board unanimously approved the purchase of CDs on the expiration of Fieldstone's current CDs in January and February. The approval is for reinvesting \$150,000 for up to 18 months in a CD of treasurer's choice, but not Wells Fargo or Sallie Mae. **Motion by AP, Second by CP.**

**STATUS REPORTS/DISCUSSION ITEMS**

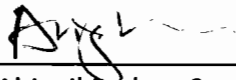
- President's report: new bookkeeping service with Ebbetts Pass Accounting effective 1/1/24.
- Treasurer's report.
- UPUD bill \$594.38: The UPUD board is considering Fieldstone's request forgiveness for an unidentified leak that has since been repaired.
- Cal-Pro warranty claim update and next steps.
- Roof gutters and drains cleaning – JEFF: first phase of cleaning is done. More to come in the next several weeks.
- Annual Meeting update – JEFF AND DENISE

- Next board meeting date – Annual Meeting Feb. 24 at 10am at Murphys Suites.  
Agenda: Annual Meeting 10-10:45, Martin Huberty 11-12, Board Meeting 12-2
- Future board meeting agenda items:
  - Discuss amending or repealing bbq and firepit rule.
  - Discuss putting financials and reserve studies on the website
  - Jeff to follow up with Clark Pest Control to get a detailed inspection and scope of work. Compare to 2019 report.
- Adjournment.

Notes on Reserve Study meeting with Mike from Browning:

- Matt recommended that HOAs should start getting roof estimates 2 years in advance of replacement.
- Matt said there is a product called Roofmaxx – to spray on composite roofs to extend their life.
- May need to comply with Title 24 – cool roof requirement.
- He recommends 11% dues increases for 12 years from 2025.
- 2035 is when Fieldstone’s reserve balance drops the lowest, then starting in 2036 it will be overfunded (once roofs are replaced, dues will be higher than needed).

Approved by a unanimous vote of the board on 3/23/24



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Abigail Padou, Secretary