

FIELDSTONE OWNERS ASSOCIATION

Board of Directors Meeting

Meeting Agenda

**September 20, 2024 at Fieldstone pool, 5:00 pm**

**PHYSICAL MEETING LOCATION: Fieldstone pool**

**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:

- 8/16/24 Board minutes (see attached)
- 9/10/24 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 August financials (see attached)
- Expenditures Requiring Board Approval:
  - \$157.50 to Emily Willis for July pool janitorial (6120 pool janitorial)
  - \$323 for 50% deposit payment to HOA Election Guys ( 6040 legal)
  - \$15 est. to replace missing pool gate sign “Keep Gate Closed” per County inspection (7050 maintenance and repair)

- **Other Actions**

- Consider setting the pool closing date at 9/30/24
- Consider options regarding the roofing project: use of “cool roof” reflective shingles which are available in only a few colors. Bolin says these are essentially same specs as proposed standard (GAF Timberline HDZ) and is confirming there is no cost adder for this material. Pending arrival of samples of both materials for all of the roofs, choose colors for standard or reflective.
- Consider options for gutter color choice. Pending arrival of samples of the range of colors similar to existing
- Consider opening a Fieldstone account at Calaveras Lumber to facilitate a less costly means for T&M concrete contractor to obtain materials as needed during the life of the project

## **STATUS REPORTS/DISCUSSION ITEMS**

- **President’s report**

- Updates given to Browning for revised 2025 reserve study draft. Significant changes in roofing cost estimate and updates to painting/rot repair status, which reduce required funding. When “final” draft is ready a homeowners discussion with Bob Browning will be set
- Roofs and gutters, first phase as approved for three buildings (105/119, 193/205, 225/233): following through questions and some open details with Bolin Roofing and Yosemite Seamless Gutters. They have confirmed they will coordinate timing so gutters will follow roof work
- Painting and repairs: 1) Cal-Pro will send a crew for at least a week to undertake renewal of failing paint under warranty. 2) Jeff has done a site survey with Tom Woodburn, who is interested in developing a T&M agreement for currently needed rot repairs and ongoing maintenance
- Proceeding with steps to finalize a proposal for a T&M agreement with TorresWorks (Leonardo Torres) for concrete repair/work per site wide list. (Previously distributed, final list will be distributed pending agreement.). Discussion done, a revised estimate and some answers are pending. Current estimate is \$42,000 for labor (\$70/hour), materials, disposables (e.g. tool blades) and dump fees. (Reserve 020200 sidewalks, 020300 driveways)
- Landscaping update
  - Hwy 4 survey with landscaper pending to determine immediate needs to maintain remaining plantings

- Site survey pending to determine 2025 recommendations re replanting or replacing heat damaged and dead plants, etc.
    - Site survey pending to determine 2025 recommendations to replace unrepairable underground water lines with surface lines and area emitters. Large supply of solid and perf ½” lines and connectors is on hand
    - Drain repairs/replacements nearly completed
  - Highway 4 trees: PG&E skipped followup contact and approval and whoops the trees are down. Pursuing confirmation that all of the previously discussed work will be completed (including removal of all wood and debris, stump grinding)
- Vice President’s report
  - Status of County pool inspection
  - Status of update and clarifications of plant guide and unofficial list of plants at Fieldstone
- Treasurer’s report
  - Monthly update: reports and August Edward Jones statement (see attached)
  - Status of special assessment installment due 9/2/24
- Secretary’s report
  - Timeline for budget prep and approval TBD
  - Timeline for 2025 election and annual members’ meeting: date set for Saturday, Feb. 22, 2025 at 10:00 a.m. (Abigail re election vendor status)
- 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.
  - Status of annual distribution of required reports and notices
  - Consider having a finance committee
  - \$XX for Bolin Roofing to repair leaking roof at 242 (estimate attached). (7050 maintenance and repair)

- \$XX for Aces Fine Finishes (Tom Woodburn) to do ceiling repair and painting due to roof leak damage at 242 (~~estimate attached~~). (7050 maintenance and repair)
- \$XX for Aces Fine Finishes (Tom Woodburn) to do ceiling repair and painting due to roof leak damage at 159 (~~estimate attached~~). (7050 maintenance and repair)
- \$XX for Aces Fine Finishes (Tom Woodburn) to do minor repairs and restain all of the exposed wood structures at the pool (gazebo columns, pergola, entrance arbor). (Reserve 030150 pool arbor stain.) (~~Estimate attached~~)

**Next Board meeting date**

**Adjournment**