

# FIELDSTONE OWNERS ASSOCIATION

## Board of Directors Meeting

### Meeting Minutes

August 17, 2024 at Murphys Library 11:00 am

### MINUTES

**Meeting Called to Order:** 11:05 a.m.

**Board Attendance:** Jeff Muscatine, Elisa Garin (11:05-1:00), Carolyn Peterson, Denise Summersett, Abigail Padou 11:05-12:55. 8 homeowners

### Approval of Minutes

The Board approved the following:

- 7/12/24 Board minutes M/S/A: CP/AP/all

### BOARD ACTIONS

- The Board approved the May, June, and July financials M/S/A: EG/AP/all
- Expenditures Approved by the Board:
  - \$170.58 invoice payment for repair of electrical outlets at pool area by Gold Electric. Previously authorized NTE \$500 (7050 maintenance and repair) M/S/A: DS/CP/all
  - \$105 payment to Emily Willis for July pool janitorial. (6120 pool janitorial) M/S/A: DS/JM/all
  - \$133.89 reimbursement to Denise Summersett for pool supplies for cleaning bathrooms & bbq area, replacement of outdated chemical testing kit, test strips (6340) M/S/A: AP/CP/all DS / requeues herself
  - Social committee requests
    - The Board agreed to “restore” \$100 previously spent for the room rental for the annual members’ meeting from account 6082 social events, in order to apply this amount to social events. M/S/A: DS/AP/all
    - \$100 reimbursement to Scarlett Hart approved for past June circus event (6082 social events) M/S/A: DS/CP/all
    - \$100 authorized for planned luau event Sept. 21 (6082 social events) M/S/A: DS/EG/all

- \$100 authorized for planned Halloween event Oct. 26<sup>th</sup> (6082 social events) M/S/A: DS/EG/all
  - \$450 for Bolin Roofing to repair leaking roof at 159 (related interior paint repair TBD). M/S/A: DS/CP/all
  - Increased authorization for Sierra Pools parts and labor to replace 2 underwater pool lights to \$2051.35. (Previously authorized \$1,200, actual total Invoice has been paid per Jeff's authorization of additional \$800.51 amount to cover urgent expense. Replacing underwater pool lights is a requirement and pool inspection is pending.) (Note 6330 is not budgeted for 2024) M/S/A: DS/JM/all
  - \$93.29 for Sierra Pools parts and labor to replace hoses and fittings to rola-chem (6330) M/S/A: DS/JM/all
  - \$645.10 approved for selected election vendor proposal for 2025 election services, HOA Election Guys. ( 6040 legal) M/S/A: DS/AP/all
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- **Other Actions**
  - No motion was made to address the 105 homeowner's request to pay for various repair and remediation expenses based on mold found in the structure. After discussion and another review of CC&R Article 9 and several inspection reports [one paid for (\$450) by the association and others provided by the homeowner], there was no indication that the causation of moisture in the 105 structure resulting in reported mold is within the association's areas of responsibility for maintenance/mitigation/repair, which explicitly exclude stucco even if damage results from poor maintenance elsewhere for which the association is responsible, including roofing and gutters. The Board noted that an exposed open vent where moisture enters from gutter overflow and rain is an as-designed-and-built feature of the stucco wall in question, as are the same gutters on all 21 C models, which overflow even when clean and undamaged. The Board noted the homeowner's request to be early on the list for the pending gutter replacement project. The item is closed.
  - Regarding the 237 homeowner's query re the replacement of lawn with mulch in the 233 portion of the area between 233 and 237, the board affirmed that there is no new issue with the 11/17/23 finding that this area is the responsibility of the 233 homeowner. Owner indicates they are waiting for lawn to die on the advice of their landscaper before replacing dead lawn with bark. No action taken.

- Regarding the 105 homeowner request to determine if the association has a landscape maintenance responsibility for the area of the entrance monument easement that falls inside the wall (facing the driveway), the board affirmed that there is no new issue with the 11/17/23 finding that this area is the responsibility of the 105 homeowner
- Regarding 209 plant selection issues raised after the previous approval of planting at the homeowner's expense, the Board will address the confusion between the Landscape Guide ("binder") and the unofficial additional Plant List on the website. (Details are in the agenda for this meeting.) The homeowner is now delaying planting in any case due to the severe hot weather. To be followed up as appropriate. See Landscaping item under President's report below
- The Board will work through more details to consider an agreement for site wide full rain gutter replacement with downspouts and leaf guards by Yosemite Seamless (Adam Mittelstadt). Current estimate \$117,422.50. The Board will also try to obtain an estimate from Dean's Seamless. The Board intends to begin the work with a pilot phase of six addresses (3 buildings)
- The Board will work through more details to consider a T&M agreement with TorresWorks (Leonardo Torres) for concrete repair per standing site wide list. Current estimate is \$42,000. (12:55PM)
- The Board will obtain estimates for staining of pool area gazebo/pergola/arbor exposed wood (Reserve 030150 pool arbor stain)  
M/S/A: DS/CP/ALL
- The Board will draft a standard one or two letters to respond to homeowner non-emergency complaints about neighbors, and/or in areas for which the Board has no authority or reasonable cause for formal intervention. The intent is to encourage neighborly resolution as the first option in any case.

## **STATUS REPORTS/DISCUSSION ITEMS**

- President's report
  - 2025 Reserve Study first draft received. Final roof inspection is TBD. The bottom line is that as of first draft we will need to raise approximately \$11k per unit be fully funded. This is not final pending revised draft that should reduce this amount. Pending revision there will be a "final draft" review meeting with Browning including homeowners will be setup.
  - Cal-Pro warranty claim update and next steps (one more round of paint touch up): new site survey complete for bad paint, comparison of warranty work

done with Cal-Pro offer. Paint list now to go to homeowners, on site meeting with Cal-Pro TBD

- Landscaping
  - Heat stressed plants: update, future considerations
  - Timer replacement complete
  - Drain repairs/replacements pending (separate approved project)
  - Denise: Landscape Committee to review & update the plant guide to plants that are for ZONE 9-9B. The current plant guide dated 2014 is listed as ZONE 7. Bring updated list to October meeting for review, revisions and approval
  
- Vice President's report
  - See above re plant guide
  - Status of County pool inspection: pending in-pool light repairs
  
- Treasurer's report
  - Monthly update: reports and July Edward Jones statement (see attached), status of \$25k transfer to EJ from special assessment receipts
  - Plan ahead for next special assessment installment due 9/2/24. Board reminder notice sent 8/3/24
  
- Secretary's report
  - Status of annual distribution of required reports and notices (no report) continued
  
- Noted: these are continued items held for future agendas
  - Search for T&M painting contractor for ongoing painting and repairs following CalPro warranty work
  - \$TBD for site wide replacement of old irrigation timers (reserve 180201 irrigation timers)
  - Highway 4 trees: Caltrans/PG&E proposal pending. Pinged twice, no response
  - 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
  - Timeline for budget prep and approval

- Timeline for 2025 election and annual members' meeting
- Open to ongoing discussion: how can we make meetings shorter and less frequent?
- Consider if follow up will be done to the previous suggestion to install a series of No Parking Between Signs signs (1 right arrow, 2 left/right arrow, 1 left arrow) on Bret Harte fence between fire gate No Parking sign and 106 driveway. Est \$200 (est \$120 for signs, \$70 for labor) (7050 maintenance and repair)
- 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.
- Consider having a finance committee

**Next Board meeting date:** Friday 9/20 at 5:00 p.m. at pool

**Adjournment:** 1:25 p.m. M/S/A: DS/JM/CP