

FIELDSTONE OWNERS ASSOCIATION  
Board of Directors Meeting  
Meeting Minutes  
December 16, 2023 at 1:00pm

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- **PHYSICAL MEETING LOCATION:** Murphys Library
- **Meeting Called to Order at 1:02pm.**
- **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 will consider approving the 11/17/23 board meeting minutes. This item was continued to the next meeting.
- **Expenses**
  - The board considered an expense of \$5,200 for two days of tree work: \$3,600 from the operating account and \$1,600 from the reserve account. If an additional day is required to complete the work against the reserve account, it will be charged at \$1,600 for that work. Quote from TMC Construction and Tree Service attached. Motion – AP, Second – JM. In favor: AP, JM. Opposed: DS, EG. Motion failed.
  - The board unanimously approved a payment of \$1,200 to A1 Tree Service. Motion-DS, Second-AP.
  - The board unanimously approved reimbursing Denise Summersett \$57.81 for muriatic acid. Motion-JM, Second-AP.
  - The board will consider reimbursing Denise Summersett \$75 for camellia plant for Unit 323. (preapproved)
  - The board unanimously approved an application for new windows at Unit 269. Motion-DS, Second-AP.
  - The board unanimously approved sending the Association Investment Policy Statement, with revisions, to the homeowners for a 28-day notice and comment period before approving it as an operating rule. See attached. Motin-JM, Second-AP.
  - The board unanimously approved Oct & Nov contributions to the Reserve fund, in the amount of \$16,994. Motion-EG, Second-AP.

**STATUS REPORTS/DISCUSSION ITEMS**

- President's report.
- Treasurer's report.

Monthly Expenditures:

Date:            Vendor

Amount

|            |                          |          |           |
|------------|--------------------------|----------|-----------|
| 11/17/23   | PGE                      | Ck#186   | 173.59    |
| 12/04/23   | UPUD                     | Auto Pay | 139.37    |
| 12/16/23   | Landscaping              | Ck#208   | 1,450.00  |
|            | Calaveras Pool Service   |          |           |
| 11/17/23   | Campora Propane          | Ck#196   | .57       |
| 11/17/23   | Murphys Sanitary         | Ck#195   | 60.00     |
| 12/05/23   | " "                      | Ck#203   | 60.00     |
| 12/05/23   | Farmers Insurance        | Ck#204   | 3,472.62  |
| 11/17/23   | Edward Jones for Reserve | Ck#202   | 8,497.00  |
| 12/06/23   | " " "                    | Ck#207   | 16,994.00 |
| 12/16/2023 | Jeff Muscatine           | Ck#209   | 2,967.11  |

- UPUD bill \$594.38: JM sent them a letter from the Board requesting forgiveness for an unidentified leak that has since been repaired. The request will be on UPUD's January agenda.
  - Cal-Pro warranty claim update and next steps: JM sent Cal-Pro a letter from the board requesting a response by 1/15/24.
  - Letter to S&G terminating their services – JM sent the letter.
  - Pool signage – DS and AP did an initial review and reported that the sign next to the pool gate on the interior is faded and should be removed. The signs on the pool gate should be refreshed and possibly consolidated. They will continue to work on this.
  - Pool deck cleaning and sealing – JM reported that it was done and the man did a good job.
  - Roof gutters and drains cleaning – JM reported that Phase 1 is finished.
  - Annual Meeting – 2/24/24 at 10am at Murphys Suites.
  - Zoom meeting with Browning regarding Fieldstone's reserve study: 1/10/24 at 2pm at Murphys Library.
  - Next board meeting date: 1/10/24 at 12:30pm.
- Adjournment at 2:32pm.

1/16/24 Approved unanimously by a vote of the board

Angela, secretary