

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
February 17, 2023 at 5pm
at The Watering Hole and by Zoom
MINUTES

- The meeting was called to order at 5pm. Board members present: Jeff Muscatine, Denise Summersett, Abigail Padou. John Corona was absent due to family matters. After the board meeting reconvened once the Annual Meeting took place from 6-7pm, newly elected board member Elisa Garin joined the board meeting.
- The board unanimously approved the following resolution (Motion by AP, Second by DS): To avoid the Association being taxed on annual income in excess of the annual operating budget, the board will consider passing the following resolution, in accordance with IRS Revenue Ruling 70-604: RESOLVED, that any excess of Association revenue over Association expenses for the current tax year shall be applied to the next tax year's member assessments.
- The board unanimously approved the 1/28/23 meeting minutes. (Motion by AP, Second by DS)

Status Reports:

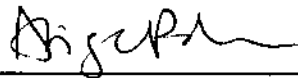
- Abigail will follow up with Jorge Torres on the estimate for sidewalk and driveway repairs.
- Jeff will follow up with Hulises for clarification on Hulises' estimate for the removal of two tree stumps and exposed roots at Unit 220.
- Denise will contact American Gutter Solutions to schedule a walk-through regarding gutter work at Units 159, 237, 293 and back gutter at 361.
- John will work with Denise on gathering information to potentially open a warranty claim against Cal-Pro: identify areas of failing paint and comparison of 2019 vs. 2022 inspection reports for Unit 209. Assess Units 237 and 159 for failing paint and vs. 2019 inspection reports.
- Jeff will contact the vendor of the irrigation materials associated with the suspended irrigation project to see if they will buy back any of the materials. He will also contact Roberto and Hulises to see if they are interested.
- John will make sure he receives the pool room key and any other keys from Steve Soper.
- Abigail will establish a Fieldstone email address for the board.

Board Actions:

- The board unanimously approved the solar application for Unit 355. (Motion by JM, Second by AP)
- The board voted 2-0 to send a letter to the owner of Unit 361 regarding cessation of on-site business activity in response to a complaint pursuant to CC&Rs Sec. 4.3. (Motion by JM, Second by AP, DS abstained)
- The board voted 2-0 to add up to \$350 to the previously approved amount of \$1,000 for landscape renovation at 233. This request is due to a revised vendor estimate for labor and materials. (Motion by JM, Second by DS, AP recused)
- The board unanimously approved spending up to \$250 to establish a website to improve communication and transparency, and to prepare for a possible separation from CAMS. (Motion by DS, Second by JM)

- The board appointed Denise Summersett to interview alternative pool service vendors and obtain competitive quotes.
- The board appointed Jeff Muscatine and Abigail Padou to begin the process of obtaining recommendations and estimates for asphalt repair.
- The board appointed Denise Summersett to draft a parking rules reminder notice to homeowners.
- The board appointed Denise Summersett and Abigail Padou to begin a review of pool rules with recommendations for any changes. They will also assess the status of pool access means and alternatives (e.g. new keys, combination lock) and recommend any changes for the Board to consider.
- The board voted to appoint the following officers:
 - President – Jeff Muscatine
 - Treasurer – Elisa Garin
 - Secretary – Abigail Padou
- Open Forum was held.
- The meeting was adjourned at 6:20pm.

These minutes were approved by a vote of the board on 4/1/23



Abigail Padou, Secretary