

FIELDSTONE OWNERS ASSOCIATION
Board of Directors Meeting
Meeting Minutes
November 17, 2023 at 12:00pm

- **Meeting Called to Order** – 12:03pm
- **Board Attendance** – Jeff Muscatine, Elisa Garin, Abigail Padou, Denise Summersett
- **Minutes**
 - The board approved the following meeting minutes:
9/9/23 minutes Motion - DS, Second-EG
9/22/23 minutes Motion-AP, Second-JM
10/20/23 minutes Motion-AP, Second-DS

- **Expenses**

The board unanimously approved the following transfer from Reserve to Operating Account (Motion-DS, Second-EG):

11/17/23	Browning Fellis	300.00
11/17/2023	January-November 2023	11,141.47

- The board unanimously approved the June-August Reserve Contribution (amended from 2 months to 3 months) Motion-AP, Second-DS.
- The board unanimously approved an expense of \$4,000 for sitewide roof gutter and drain cleaning by Leon Landscaping per the attached statement of work, with the first cleaning to take place in December, and amendment to item 5 to reflect cobblestone filled basins. Motion-JM, Second-AP. *(to be paid in 2024)*
- The board unanimously approved an expense of \$3,707 from reserve for sealing of the concrete pool deck by Nathan Jacobson per the attached statements of work and costs: materials provided by FSOA \$2,875.75 and labor \$655 = estimated total \$3,530.75. Proposed amount for approval is \$3,707 to allow +5% for price fluctuations. Motion-JM, Second-AP
- The board unanimously gave approval for the homeowner of Unit 269 to hire an arborist to trim the crabapple tree at the front corner of 269, at the homeowner's expense. Motion-DS, Second-JM.
- The board unanimously approved a member vote on a Special Assessment to appear on the February 2024 election ballot for approximately \$2,000 per unit for the purpose of replenishing the Reserve Fund. Motion-DS, Second-AP
- The board approved the termination of the contract for collection services with S&G. Motion-JM, Second-AP
- The board unanimously approved \$40 for printing and mailing expenses to send a letter to all homeowners informing them of the dues increase to \$375/month starting January 1, 2024. Motion-AP, Second-JM

STATUS REPORTS/DISCUSSION ITEMS

- President's report.
 - Treasurer's report.
 - UPUD bill \$594.38: The board unanimously approved sending a letter from the Board to request forgiveness for an unidentified leak that has since been repaired. Motion-JM, Second-DS
 - Association Investment Policy Statement – Attached for discussion. No action taken. It will be on the agenda for voting at the next meeting.
 - Cal-Pro warranty claim update and next steps – Jeff will send them a letter.
 - Pool signage – DENISE AND ABIGAIL.
 - Queries as to the FSOA landscape maintenance responsibility for:
 - i. the grass area between 233 and 237 – no vote taken, but general discussion suggested that this area was the homeowners' responsibility, not Fieldstone's.
 - ii. the gravel area between 289 and 293 – no vote taken, but general discussion suggested that this area was the homeowners' responsibility, not Fieldstone's.
 - iii. the area betw. the 105 driveway and the back (inside) of the entrance monument fence – no vote taken, but general discussion suggested that this area was the homeowners' responsibility, not Fieldstone's.
 - Storage of extra paint
 - The board will ask the social committee for program ideas and promotional support for a social hour following the annual homeowners' meeting on 2/24/24.
 - Next board meeting date
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- Adjournment. 2:25pm

1/10/24 Approved unanimously by a vote of
the board

Abigail Puder, Secretary