

Fieldstone HOA
Board of Directors Meeting Minutes
August 17, 2012
LOCATION: Pool
2:00 pm

I. Call Meeting to Order - 2:12 pm

- A. Establish a Quorum - All board members present
- B. Verification of Meeting Notice/Agenda -verified by all

II. Meeting Minutes Approval

Michael summers motioned to approve minutes, Carolyn 2nd & all approved.

III. Open Forum

Five owners present

IV. Treasurer's Report

A. Review of Financials

- We have Operating Cash of \$53,128; and our Reserve Funds are \$187,657.
- Total amount of overdue assessments are \$18,346, slightly less than May and June, but about \$3,000 higher than a year ago.
- The only significant variation from budget in the last couple months was propane: It was \$1835 in June, but then dropped to \$391 in July.
- Carolynn distributed handouts for a draft budget for 2013. The handouts showed the historical expenditures from 2009 thru 2011, projected year-end expenditures for 2012, and a proposed budget for 2013:
 - Monthly dues are recommended to remain the same, at \$255 for 2013.
 - The budget would hold most costs at around the same level as 2012.
 - Contributions to Reserves would increase by about \$2500, as recommended by the 2012 Reserve Study. Reserve contributions are 42% of the budget
 - Interest income on Reserves, which had been under \$400 for 2009-2011, is now up around \$1600 this year and a little higher next year.

V. Old Business

A. CARS Resolution: Carolynn motioned to approve the following resolution: “We authorize and instruct that CARS record Notice of Delinquent Assessment (“Lien”) for the full amount of unpaid assessments, late charges, interest and collection fees and costs against any property that is 90 days or more delinquent if such account has not been reinstated by the Notice of Intent to Lien, until our next meeting, tentatively scheduled for October 27, 2012. Michael motioned to approve, seconded by Lynne and approved by all.

VI. Committee and Manager Reports:

ID current membership: Reviewed committee and board membership. Updated list is included in these meeting notes, in order to insure these people are covered under Association Worker’s Compensation.

A. Landscape committee

Chair: Steve Soper

Barbara Soper reports that the Fieldstone community are giving great feedback on the landscaping.

The front entrance is complete and the 15 gal. tree will be replanted when the weather cools off.

B. Architectural Committee

Chair: Lynne Mulert

The committee is investigating the legalities of putting in a sky light. More information forth coming.

C. Pool/Common Area Committee

Chair and members - Co Chairs : Brian Klassen & Bonny Thrower

Bonny reports the pool has a new clock, temperature clock & clip board.

Much thanks to Riley for her help recording the water chemical levels.

The Angel pest controlled sprayed for bugs. Bonny reports she takes care of the badges and passes. Thanks to Kris for doing the H2O aerobic classes

A reminder to all that the pool rules are posted by the gate.

Pool Grout and Tile – The Board accepted Bonny’s offer to lead the

effort to get an assessment of the grout and tile, and work with Rikki to get bids for the work that needs to be done.

D. Social Committee-

Lynne reports that the community has had some pot lucks & everyone enjoyed themselves.

E. Welcoming Committee

Chair: Lynne Mulert

Lynne reports that we have many new renters and that they are all very excited to be here.

VIII. New Business

A. Carolynn moved to have Oliver Management representative be the Inspector of Elections for 2013. Seconded and approved.

B. Insurance: Should have costs for renewed contract by our October meeting

C. Pool fence bids.

1. Distinctive Metals bid \$298.67 to replace our 4 failed rails in the pool fence. Need to replace these before the fence is painted. Carolynn motioned to approve hiring Distinctive Metals to do this work. Carolynn said that, while DM does not have the full insurance recommended by Oliver, they do have a contractor's license and insurance typical for a smaller company. Motion was seconded and approved.

2. 2 companies bid on painting the pool fence. Both bids complied with the paint spec's supplied by Dunn Edwards. Carolynn motioned to approve the lower cost bid by CalPro. Michael 2nd & all approved.

IX. Meeting Announcement

October 27, 2012 at Ironstone Winery at 10 am.

Adjournment to Executive Session 3:10 pm

Membership Identification/update (to ensure we have a list of those covered by Worker's Comp. Policy)

B. Landscape committee

Chair: Steve Soper: (707) 738-6655, stevesoper@sbcglobal.net

Loren Hilden, Miriam Martin, Barbara Soper

Responsibilities:

- Maintain the landscape design
- Add plants as needed
- Manage landscape contracts and equipment

C. Architectural Committee

Chair: Lynne Mulert (209) 487-3770, lynnemulert@gmail.com

Michael Hilden, Steve Soper, Michael Summers

Responsibilities: Any person proposing to construct or alter any part of the exterior of a property (I.e. Patio covers, awnings, satellite dishes), shall first obtain approval in writing from the Architectural Review Committee before taking any such action.

- Understand and apply the CC&R's to proposed modifications, replacements
- Keep the board informed of requests to change or add anything to a home in Fieldstone
- Hold public meetings, noticed in advance

D. Pool/Common Area Committee

Chair and members - Co Chairs : Brian Klassen & Bonny Thrower

Riley Klassen- checks pool chemicals daily

Openings: 1 members

Responsibilities:

- Maintain pool chemicals (a pool contractor does some of the testing) - Insure cleanliness of common areas (pool grounds, outdoor kitchen area, & bathrooms). Includes recommendations to the Board on hiring a cleaner.
- Insure that owners/renters have pool passes and guest passes & sign-in sheets are available.
- Make recommendations to the Board on any management issues involving the pool and general area.

E. Welcoming Committee

Chair: Lynne Mulert (209) 487-3770, lynnemulert@gmail.com

Openings: 1-2 members

Responsibilities:

- Meet new owners/renters and welcome them to Fieldstone community
- Give them a copy of the CC&R's with their signature that states they have read them.
- Fill out form with information for OMNI Management and the Community Directory

F. Social Committee

Openings: Chair, Members

Responsibilities: - Plan social events - Post notices of events on HOA web-site, newsletter & bulletin board.

G. Communications Committee

Openings: Chair, 1-2 Members

Members Carolyn McIntosh (Fieldstone website) Carol Betz
(Community Bulletin Board by mail box)

Responsibilities:

- Maintain website
- Create Newsletter content
- Post information on Community Bulletin Board.

Fieldstone Board of Directors:

PRESIDENT: Steve Soper 707 738-6655

stevesoper@sbcglobal.net

VICE PRESIDENT: Michael Summers 916 698-5479

capacitybuilder@sbcglobal.net

SECRETARY:

Lynne Mulert 209 890-7142

lynnemulert@gmail.com

TREASURER: Carolyn McIntosh 541 86 8-7909

alexcarol@comcast.net