

Meeting Minutes:
November 6th, 2017 @ 7pm
Stonecroft Health Campus

Call to Order

- The following board members were present:
 - Wolfgang VonBuchler, Dawn Maynen; Diane Grote
- Called to order at 7:02pm
- A few homeowners were present at the meeting.

Meeting Minutes: Approval of October Meeting Minutes

- October meeting minutes were approved. Diane motioned and Wolfgang seconded.

Homeowner/ Community Time

- The residents present brought to the boards' attention that there was a problem occurring with parking on the street, dogs being off leashes and leaves in the street drains sometimes causing water not to flow properly and collect on the roadway.
 - The residents asked if we could put an "important alert" on the website regarding these three issues. Dawn was going to take care of it within the week.
 - Parking has become an issue at the corner of Bedrock and is reducing visibility for cars entering and leaving Fieldstone Boulevard. The board will continue to monitor the situation and Michael will look into sending a letter to the homeowner in violation.
- One resident asked where we were at with a community referendum regarding the construction of vinyl or vinyl coated chain link fences. A brief conversation took place and will be discussed in detail in the "Community referendum/online voting for covenants changes" section.
- A brief conversation took place about the recently approved "metal roof" requests. The board approved two metal roof requests because the covenants do not restrict the construction of these roofs so as long as the color "matches the house and is muted colors."

Leadership Team Agenda Items

- Operations update
 - Dam- the Dam will continue to be an item on the agenda as the board continues to work with the county engineer. Since the county invested nearly \$90,000 in new equipment and monitoring, it is imperative that proper drainage occurs to avoid flooding in Cave Creek. The board continues to work with the county engineer and the drainage board to draw up a contract regarding dam maintenance. The county will be responsible for everything inside of the fence including the opening/closing of the flood gates. The association will be responsible for cleaning the dam and ensuring it remains debris free. Before the association signs any contract, the association attorney will be reviewing these documents.
 - Fencing- The fencing installed was less than adequate and Wolfgang tightened the fencing since the company was unresponsive to install stronger material. If the county deems necessary, we will look at installing a different type of fencing to protect the county's investment in the dam.
 - Trees- Wolfgang mentioned the county was supposed to start the removal of the dying Emerald Ash borer trees on Bedrock planted by the developer in

October. The county has not started the removal and most likely will start removal in the next few weeks. Depending on when the trees are removed, residents may have to wait until the Spring to plant replacement trees.

- The association will look into assisting with the planting of a few trees in the affected areas.
 - Dawn mentioned an alert has been on the website for the last few months and will be monitoring Facebook and Next Door for resident comments.
- A resident mentioned there were a few lots on Bedrock Rd that need mowing.
- Wolfgang mentioned that the association will be bush-hogging the area to the right of Fieldstone not to exceed the cost of \$450.00.
- No soliciting signs- Wolfgang purchased two “No soliciting signs” for the entrances of the subdivision not to exceed \$150.00. We will contact the county to determine restrictions regarding the placement of these signs.
 - Dawn suggested that we place these signs on a separate post so the signs stand out and far enough away from the Neighborhood Watch signs that will be constructed at the entrances to the subdivision as well.
- Website/ Neighborhood Watch Update
 - Website- Dawn will continually update the website as residents find this to be a great communication tool for those who can’t attend the monthly meetings.
 - Neighborhood Watch Program- the Neighborhood Watch Program will continue to be an item on the agenda as we plan for a Late winter/Early spring training session at Stonecroft. The Sheriff’s department liaison has been out of the office but is proactive in assisting with the start of the program.
 - Residents could become involved in several ways (watch members or block captains) and would benefit keeping the neighborhood safe.
 - Dawn re-iterated the point of residents taking simple steps not to become a target of a theft of their home or property.
- Communication (Facebook, Next Door)
 - Facebook- Dawn and Michael will be monitoring our Facebook page so this can be used as an extra communication tool.
 - Next Door- Dawn mentioned that board members will post and address homeowners’ comments when necessary on Next Door; especially when items pertain directly to Fieldstone.
- Community referendum/ online voting for covenant changes
 - Due to the lack of email addresses of our residents, the board is limited in the ways of conducting a community referendum. Although online voting is the best option, it may be more realistic to use the US postal mail system.
 - Dawn will be constructing the referendum voting issues for review by the board members.
- Discussion of homeowners violations
 - Several residents cited specific covenant violations (commercial vehicles, parking, dogs not on leashes, etc.) and dialogue continued between the residents and the board. A lengthy discussion of specific violations took place between the residents and the board.
 - Since the board was unaware of some of these covenant violations, a recommendation was made to bring these specific violations to the association attorney to contact the resident.
 - Diane motioned; Wolfgang seconded to have the association attorney contact the residents.

HOA Administrator report – Michael Rousey

- Attorney update
 - Michael mentioned the attorney is continuing to monitor the past due accounts.
- Balance/ Financial reports
 - Michael indicated that the balance and financial report update will be delayed due a compatibility issue with Quickbooks and the Windows 10 operating system.
 - He will be forwarding copies of these reports to the board as soon as possible and will provide Dawn a copy of the budget to put on the website in the new financial section for transparency to our residents.

New Business

- None

Adjournment

- Wolfgang made the motion to adjourn; Dawn seconded. The meeting was adjourned at 9:00 p.m.