

Annual Meeting Minutes:
October 2nd, 2017 @ 7pm
Stonecroft Health Campus

Call to Order/ Opening Remarks/ Introduction of Board Members

- The following board members were present:
 - Wolfgang VonBuchler, Dawn Maynen; Diane Grote
- Called to order at 7:00pm
- The board members introduced themselves to the nearly 30 homeowners present.

Meeting Minutes: Approval of Previous Meeting Minutes

- Meeting minutes were approved. Diane motioned and Wolfgang seconded.

Topical presentations by the Leadership Team

- No soliciting signs
 - Wolfgang started the discussion by suggesting the board looks into placing “No soliciting signs” at the four entrances of the subdivision. It would cost approximately \$45-\$65 per sign including the post. Several residents liked the idea but we will need to contact the county to determine placement of these signs.
 - Dawn mentioned we would need to place them far enough away from the Neighborhood Watch signs that will be constructed at the entrances to the subdivision as well. Since we want the signs to stand out, it is not suggested to place them on the same post.
 - A homeowner indicated that this will not curb the Halloween traffic and parking on Fieldstone. The “No parking” sign will still be on the one side of the street to help curb this traffic.
 - We will be looking into this as a future item but started the conversation to get homeowner input at this meeting.
- Communication (Website, Facebook, Next Door)
 - Website- Dawn presented the newly refined website to the homeowners and asked for homeowner input/ questions. Residents found the site to be user-friendly and a great communication tool for our residents.
 - Facebook- Dawn announced to the homeowners that we will be using our Facebook page as an extra communication tool. Several residents and Michael (administrator) indicated there was nothing that could be done about the negative comments that a person who posted on the incorrect homeowner’s association page-however they did try to retract their statements. We might try to work with Facebook to see if there is something that can be done to remove these comments.
 - 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. Several residents commented they are part of Next Door and a brief conversation ensued about some of the posts (car break-ins, meetings, etc.).
- Becoming involved
 - Wolfgang mentioned there were several ways that the homeowner could become involved and that we needed more Board members. He indicated some of the ways that residents could become involved to do more in the subdivision.
- Neighborhood Watch Program

- Dawn presented information about the program and the different ways residents could become involved (watch members or block captains). Residents saw the benefit to the program and a few expressed interest given the most recent activities occurring within the subdivision and the neighboring communities. Dawn addressed some of these individual situations and provided some information on how to prevent these incidents from occurring. Some residents became concerned that the neighborhood was becoming unsafe but Dawn mentioned that there are worse areas in Bloomington. By taking simple steps, residents will not become a target.
- Operations update
 - Dam- Wolfgang stated the county invested nearly \$90,000 in new equipment and monitoring to ensure proper drainage and avoid flooding in Cave Creek. The board has been working with the county engineer and 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. Dawn will be contacting the company who installed the security fencing for a stronger material since the county deemed the current material inadequate. Before the association signs any contract, the association attorney will be reviewing these documents.
 - Lighting- Wolfgang stated that the subdivision spent nearly \$12,000 on lighting for Phases 3 & 4 of the subdivision. The residents who live in that area appreciated the extra visibility though they contested having a light directly in front of their home.
 - Trees- Wolfgang mentioned that the county was going to start removal this week of the dying Emerald Ash borer trees on Bedrock planted by the developer. He provided an article for residents who were unaware of these trees or their impact on the environment. Residents had a brief discussion about suitable replacement trees and costs of replacing including stump removal. The board indicated that homeowners will replace these at their own expense however the association is looking into possibly planting a few trees in these 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.
- Online voting for covenant changes
 - A lengthy discussion occurred between the residents about covenant changes (parking, etc.). The board is looking into the best and most cost effective way for residents to vote on proposed covenant changes. Online voting is the best option but because of lack of email addresses to send out the voting link, it may be more realistic to use the mail system.
 - Several residents continued citing specific covenant violations and dialogue continued between several residents. The board indicated they were unaware of a few of these and covenant violations are being handled by the association attorney.

<i>HOA Administrator report – Michael Rousey</i>

- Financials- Annual budget
 - Michael presented the Annual budget with actuals and addressed homeowners' questions concerning specific items.
 - He indicated that we are close to being finishing on budget with the expenses. A copy of these report will be placed on the new financial section of the website.

- End of year report- combined with the Annual budget
- Other financial reports
 - Michael provided an update regarding the past due accounts with the attorney. The next step will be taken with those who have defaulted on the payment plan with the association and/or the attorney.
 - Those residents who have an outstanding balance will be receiving a final letter unless they have a payment plan.

Community Time

- Since a lengthy discussion occurred during covenant changes, little time was left to address specific homeowner concerns. The board asked residents to email any specific concerns or covenant violations.
- The board approved two metal roof requests. The covenants do not restrict the construction of such roofs but “the color must match the house and be muted colors.”

Adjournment

- Wolfgang made the motion to adjourn; Dawn seconded. The meeting was adjourned at 9:02 p.m.