

Meeting Minutes:
April 2nd, 2018 @ 7pm
Stonecroft Health Campus

Call to Order

- The following board members were present:
 - Wolfgang VonBuchler, Dawn Maynen; Diane Grote-excused
- Called to order at 7:03pm
- Terry Quillman-representative from Monroe County and Rob McCrea- FHOA attorney was present at the meeting.

Meeting Minutes: Approval of December Meeting Minutes

- February meeting minutes were approved. Dawn motioned and Wolfgang seconded.

Leadership Team Agenda Items

- County Dam agreement discussion
 - Dam- A representative from Monroe County will be attending the monthly association meetings. It is important that both parties (Monroe County and the HOA) are making strides towards the components of the “Responsibility for maintenance agreement” between the homeowners association and the County. After the last discussion with County officials, a few things came up that were discussed at this meeting:
 - Safety of the dam components- To avoid vandalism and damage to the investment made by the county, the homeowners association arranged to install lighting at the Dam. The cost of the lighting will be approximately \$420.
 - Insurance- A discussion took place on what the homeowner’s association general liability policy will cover in relation to the dam.
 - To have coverage for the dam, the State Farm Insurance agent requested specifics on the mechanical parts of the dam and pictures before providing a quote and possible coverage. Wolfgang will be working on getting her these items and work with the county on responsibility of coverage.
 - Costs- A significant discussion took place on the responsibility of costs between all entities (The Fieldstone HOA, Stonecroft Health Campus, and Summerfield). All board members were in agreement that since everyone contributes to the water flow, the costs should be “shared” and not the sole responsibility of the Fieldstone HOA.
 - A few board members remember a conversation that Stonecroft was responsible for 10% of these costs when the facility was under construction in 2015. Dawn will be touching base with Steve Smith regarding confirmation of this discussion as there should be minutes from the meeting when this was discussed.
 - Emergency overflow spillway- In addition to the costs and responsibility inquiries for Steve, Dawn will mention whether the emergency overflow spillway is adequate for the water flow. This should be evident on a 2013-14 report when the Stonecroft Health Campus was under construction.
 - Dawn contacted with Steve Smith from Smith/Brehob to get original documents including the dam agreement and other historical

information on the conversation/responsibilities between Standard Development and county officials. Dawn invited Steve to attend board meeting in May to answer any additional questions by the board.

- The board will continue communication with the county as they want to see continual progress by the homeowner's association.
- Attorney- Rob McCrea, HOA attorney will be getting in touch with the Dave Schilling, the Monroe County attorney to discuss the dam situation.
 - The homeowners association was left in a bad position with the original dam construction by the developer and has been continually dealing with issues. Rob would like to discuss the source of authority the county is imposing costs- through a statute or otherwise.
- The details of the proposed agreement between all parties will be examined by the homeowner's association attorney before implementation.
- Website/ Neighborhood Watch update
 - Referendum- Modifying the covenants will require a vote of 51%. Since we didn't achieve that number with the returned referendums, Michael will be sending another mailing out to those who haven't paid their dues.
 - Dawn is currently constructing a program and will be entering the referendums in to this program. A skeleton of these results will be provided the next board meeting.
 - It was mentioned by Rob, HOA attorney that we should look into revising the entire covenants and restrictions into a simple document. The board has been trying to do this for a long time and will continue communication with Rob as to the best way to do this.
 - Website- Dawn will continually update the website with the meeting minutes and other pertinent information.
 - Neighborhood Watch Program- the Neighborhood Watch Program will continue to be an item on the agenda as we plan for a Spring/Early summer training session at Stonecroft.
 - It is imperative for residents to report "criminal incidents" to local law enforcement.
- Communication updates (Facebook, Next Door)
 - Facebook- No update.
 - Next Door- No update.
- Discussion of homeowners violations
 - Letters were sent to residents with specific covenant violations (commercial vehicles, parking, etc.) in the neighborhood.
- New board member
 - Shelli Wright was welcomed as a new board member. Wolfgang motioned and Dawn seconded.

HOA Administrator report – Michael Rousey

- Attorney update
 - Michael mentioned the attorney is continuing to monitor the past due accounts and will be filing small claims for a few of the past due residents.
 - Any processing charges and fees for small claims filings will be added to residents outstanding invoices.
- Balance/ Financial reports
 - Michael indicated he will be provided a balance and financial report update.

- He will provide Dawn a copy of the 2018 budget to put on the website in the new financial section for transparency to our residents.

Homeowner/ Community Time

- None

New Business

- Next meeting will be on May 7, 2018 @7pm in the Stonecroft meeting room.
- Wolfgang will be working with Alexander Electric to determine the light issue on Bedrock with the poles that were recently connected.
- At the next meeting, we will be discussing a credit for homeowners to plant trees in the affected areas when the county cut the trees down. More details will follow.
- The Spring garage sale will take place on Saturday May 12th from 8am-5pm. Dawn will post this to the website and Michael will take of the garage sale ad in the Herald-Times. The garage sale sign will go up after the next board meeting.

Adjournment

- Wolfgang made the motion to adjourn; Dawn seconded. The meeting was adjourned at 9:35 p.m.