

Meeting Minutes:
November 4th, 2019 @ 7pm (Annual Meeting)
Stonecroft Health Campus

Call to Order

- The following board members were present:
 - Wolfgang VonBuchler, Dawn Maynen; Shelley Wright; Kathy Miller
 - Residents- Steve
 - Absent- Diane Grote
- Others present- Michael Rousey-HOA administrator
- Called to order at 7:01pm

Meeting Minutes: Approval of Meeting Minutes

- The October meeting minutes were approved. Shelley motioned; Wolfgang seconded.

Homeowner/ Community Time

- A resident attended the meeting to inquire about his balance with the association and to talk about the brush and overgrowth in the creek near his home.
 - He indicated that in the past this area was bush-hogged twice a year.
 - Michael checked to the GIS website to ensure this area was owned by Fieldstone.
 - The association agreed to look into this and see what can be done about having someone keep this area clear.
- Wolfgang mentioned bush hogging the county public areas to maintain our dam agreement with the county. He was looking into other options for excavating and was getting quotes and availability of the companies to do the work.

Leadership Team Items

- Covenants- Michael and Dawn met with the attorney to discuss covenants violations and the fee structure we can charge that are in line with covenants.
 - The attorney stated we can't charge the 18% APR up front and add to past due balances. The covenants do allow this APR to be charged over the course of the year and to be added to the residents balance.
 - The attorney stated that since we don't own the county road, we are unable to fine residents for parking on the streets. However, since this is a covenant that residents agreed to when they bought their home in the neighborhood, they are required to adhere to the parking restrictions.
 - During inclement weather, the residents are required to remove their vehicles from the roads.
 - He recommended to check with the county regarding restrictions on the proposed pool covenant change.
- Operations Update (Dam, lighting, trees, etc.)-
 - Dam maintenance- Per our responsibility with the county, Wolfgang received a quote for excavating in the amount of \$15,000.
 - He will check with other excavating companies before bringing this to a board vote. Hopefully the cleanup will occur before the winter but might be sometime in the Spring.
 - In the least, we are looking into someone to clean out the debris and brush to continue optimal operation of the flood gates. We would

like to have a cleanup/bushhog schedule for May and October every year.

- Website/ Neighborhood Watch update – Dawn mentioned some updates to the financial page on the website. All other areas on the website are continuously updated.
- Communication updates (Facebook, Next Door) – Dawn is monitoring conversations occurring and keeping Michael updated as necessary.
- Other items-
 - The board talked about the type of benches and approximate placement of the benches up and down Fieldstone Blvd. The resin benches seem like a good option and have a lifetime warranty. Kathy made the motion to order the benches and Dawn seconded.

HOA Administrator Report – Michael Rousey

- Attorney update
 - Michael is working with the attorney to file additional proceedings and supplementals. The attorney is currently working on a few past due accounts.
- Balance/ Financial reports
 - Michael mentioned there was not much movement this month. Michael went through the budget and expenses and a small discussion took place regarding the outstanding accounts.
 - The board continued the conversation about capital improvements (beautifying entrance, etc.)
 - The board is looking into planting an array of perennials at the front entrances to have continuous color throughout the year.
 - Dawn is checking into pricing with a local company and trying to secure the original irrigation plans before the St Rd 48 widening since the road widening severed the irrigation system and caused a significant water leak in the past.
- Discussion of homeowner violations- The board discussed the homeowner violations.
 - The trailer on Windstone Ct. has been sold and removed from the premises.
 - Parking on Windstone Ct. has improved though there are a few overnight guests who park on the street as with other streets.
 - There is a house needing power washing on Fieldstone Blvd. and creating an unsightly condition and appears to have mold on the side of the house. Michael will send a letter to the resident.
 - The residence on Tensleep still has unsightly conditions (trash, etc.)
 - Michael will get more information to send the resident a letter.
 - There are campers and trailers parked on Woodfield Ln, Waterstone Ln, and West Lake Ct. Michael will send letters to the residents once he receives the addresses of the affect properties.
- Upon residents receiving violation letters, they have 14 calendar days to request a meeting with the board and/or correct the violation.

New Business

- None

Adjournment

- Kathy made the motion to adjourn; Wolfgang seconded. The meeting was adjourned at 8:40 p.m.