

**Meeting Minutes:**  
**December 2, 2019 @ 7pm (Annual Meeting)**  
**Stonecroft Health Campus**

***Call to Order***

- The following board members were present:
  - Wolfgang VonBuchler, Dawn Maynen; Shelly Wright; Kathy Miller, Diane Grote
  - Residents- None
- Others present- Michael Rousey-HOA administrator
- Called to order at 7:03pm

***Meeting Minutes: Approval of Meeting Minutes***

- The November meeting minutes were approved. Wolfgang motioned; Kathy seconded.

***Homeowner/ Community Time***

- None

***Leadership Team Items***

- Covenants- There was no update since the last meeting after Michael and Dawn met with the attorney to discuss covenants violations and the fee structure we can charge that are in line with covenants.
- Operations Update (Dam, lighting, trees, etc.)-
  - Dam maintenance- Wolfgang revisited the quote for excavating in the amount of \$15,000.
    - The board had a conversation that we could cut back this quote by doing less but still be in compliance with the county's expectations.
    - A possible option is to ask the excavating company what they could do for \$4000 or \$6000. Everything is overgrown and flows to the flood gates.
    - 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 update – The website is being continuously updated.
- Communication updates (Facebook, Next Door) – Dawn is monitoring conversations occurring and keeping Michael updated as necessary.
- Other items-
  - Benches- Wolfgang ordered the resin benches for up and down Fieldstone. The board talked about the type of benches and approximate placement of the benches up and down Fieldstone Blvd and will determine placement by the Spring.
  - Irrigation & Landscaping- Dawn has an irrigation meeting with Nature's Link on Tuesday 12/10 at 1pm. They will come out and visually look at the subdivisions' current infrastructure and provide a rough estimate of what will need to be done. They will also look at the stone entrance at the front to get information on what we would like and provide a quote in the next few months. They may look at the dam and see if debris cleanup is something they could handle as well. Wolfgang may join Dawn at this meeting.

- Our expectation for the front entrance is to have perennials with continuous color and low shrubs to accent the stone wall.

#### ***HOA Administrator Report - Michael Rousey***

- Attorney update
  - Michael is working with the attorney on a few past due accounts.
  - The attorney provided Michael with the proposition for him to work on a retainer. The board had a discussion and determined this is not something they would like to do but continue to pay the attorney by the hour. Most of the work the attorney handles are collection related which is passed on to delinquent homeowners. It would be unfair to other residents to use dues as a retainer for this purpose.
- Balance/ Financial reports
  - Michael mentioned there was not much movement this month. Michael went through the expenses and a small discussion took place regarding the outstanding accounts.
  - The board examined the budget and made the necessary adjustments and passed the budget for 2020.
  - The board is looking forward to the capital improvements (beautifying entrance, irrigation, etc.) for 2020.
- Discussion of homeowner violations- Michael is working with the attorney regarding homeowner violations.

#### ***New Business***

- Retention of officers- The officers were retained for the 2020 year. Although Wolfgang and Dawn share the presidency, the leadership team works together to accomplish the necessary tasks. Kathy made the motion and Shelly seconded the retention of board members.

#### ***Adjournment***

- Kathy made the motion to adjourn; Shelly seconded. The meeting was adjourned at 8:53 p.m.