

Meeting Minutes:
December 7th, 2020 @ 7pm
Fieldstone meeting by ZOOM (Stonecroft unavailable due to COVID-19)

Call to Order

- The following board members were present:
 - Dawn Maynen; Kathy Miller; Shelly Wright
 - Residents- None
- Not attending: Diane Grote; Wolfgang VonBuchler; Michael Rousey-HOA administrator
- Called to order at 7:06pm

Meeting Minutes: Approval of Meeting Minutes

- November meeting minutes were approved. Shelly motioned Kathy seconded. Due to COVID-19, meetings are held by ZOOM until further notice.

Homeowner/ Community Time

- None present due to COVID-19.

Leadership Team Items

- Operations Update (Dam, lighting, trees, etc.)-
 - Dam maintenance- Dawn mentioned that Nature's Link is moving forth with cleaning out the dam near the gates. They can do this project at any time but would like to compact the sides of the drainage channel to avoid runoff and build-up of debris near the gates. The estimate for cleanup of the dam remains the same for now but may increase slightly as they work their way towards the bridge. We approved **\$1500** for the dam cleanup project.
 - Estimates/Contract discussion for tree removal/ subdivision clean-up- Nature's Link finished the clean-up/tree trimming in the front of the subdivision and at the corner of Fieldstone Blvd and Stoneview Way for the season. There were a few areas where the trees were removed that have some tree stubs sticking up which they can ground out (bring down to ground level).
 - The cost of the clean-up near the front was **\$2892.00** and included the planting of two new trees near the removal of the old dead trees.
- Irrigation & Landscaping- Nature's Link turned on the water several times to repair leaks before turning off the water for the year.
 - Due to the delay with the City of Bloomington, installation of the new lines will occur in early Spring 2021 when nice weather resumes and will coincide with the new landscaping at the front of the entrance.
 - Dawn is going to request a credit for the account for water usage since we were paying on an account for several months without any benefit while waiting for the City of Bloomington to take care of water running to the meter.
- Website update – No new information- website is constantly updated.
- Communication updates (Facebook, Next Door) – No new information on social media.
- Other items- None.

HOA Administrator Report – Michael Rousey (information shared by email)

- Discussion of homeowner violations
 - Michael will be following up on homeowner violation letters previously sent (political signs, camper and other vehicle parking, etc.).
 - If there is no action, then Michael will work with the attorney to send a letter about the homeowner violations.
 - After a letter was sent to the resident about the camper violation, the board talked with the resident by phone regarding the violation.
 - Since the resident uses the camper for other purposes, the resident agreed to a daily fine for the days the camper is present on the property. The resident understands the attorney may contact her to have the camper removed. The board will monitor when the vehicle is removed and fine the resident accordingly. The board suggested storage offsite as the camper is in violation of the covenants.
 - The resident requests the residents to re-vote on the covenant to change it in the near future. The board conducted a covenant review a few years ago and made changes to the covenants that passed.
 - If there are new homes with violations, board members will write down the addresses and send the information to Michael.
- Balance/ Financial reports
 - Michael sent the balance and financial reports via email. He mentioned it was a quiet month.
 - With the diligence of the board, a majority of the outstanding resident balances are low as we move into the next year. Any resident balance under \$10 will be carried into the next fiscal year.
 - Per our covenants, Michael will be preparing the annual budget for the board to approve at the January 2021 meeting.
- Attorney update
 - No update- Michael is looking into the Solitude Ct. foreclosure information Dawn provided and is consulting with the attorney regarding collected.

New Business

- Purchase of Fieldstone Prroperty
 - Dawn attended the ZOOM meeting about the potential purchase of the property on the right side of Fieldstone Blvd. for the new Van Buren Trustee office and community center. She discussed the pros and cons of the property purchase with board members (security, access, visibility and lighting affecting the residents on Windstone Ct, etc.). Dawn raised those concerns with the Van Buren Trustee and engineer as well as the residents from the Summerfield Board on the call.
 - They are planning for an entrance off of St Rd 48 and not in the subdivision.
 - Before any plans can be shared, there has to be approval for a re-zoning from light industrial to small commercial or residential. A public meeting will be held in February for this purpose and all residents are encouraged to connect by ZOOM.

Adjournment

- Dawn made the motion to adjourn; Kathy seconded. The meeting was adjourned at 7:57 p.m.