

Meeting Minutes:
January 4th, 2021 @ 7pm
Fieldstone meeting by ZOOM (Stonecroft unavailable due to COVID-19)

Call to Order

- The following board members were present:
 - Wolfgang VonBuchler; Dawn Maynen; Kathy Miller; Shelly Wright; Michael Rousey-HOA administrator
 - Residents- None
- Not attending: Diane Grote
- Called to order at 7:01pm

Meeting Minutes: Approval of Meeting Minutes

- December meeting minutes were approved. Wolfgang 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.)-
 - Dawn discussed the conversation she had on the zoom call regarding the possible land purchase for the new Van Buren Trustee office and community building in November.
 - The first step is for the land to be re-zoned from commercial to light industrial or office/residential. The re-zoning meeting is scheduled for February 16th and Dawn is confirming the time.
 - The board members raised some questions/ concerns (security, operating hours, type of building, entrance off of State Rd 48, property division for residents backyard on Windstone Ct, etc.). Dawn addresses these concerns at the Zoom November meeting.
 - Until the land is re-zoned, plans for the proposed building can't be constructed.
 - The Van Buren Trustees would like the input from the residents/board so the building "will fit the neighborhood."
 - 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 by ZOOM February 16th for this purpose and all residents are encouraged to attend.
 - 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 will be addressing the tree stubs sticking up from the ground which they can ground out (bring down to ground level).
 - This will be completed when snow/ice is not present on the ground.
 - Dawn mentioned there was a pothole that developed on Fieldstone Blvd near Stoneview Way. Michael will contact the highway department to fix.

- Irrigation & Landscaping- 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.
- 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.
 - Michael is keeping track of the camper violation and the dates when it is gone and returns.
 - The resident agreed to a daily fine for the days the camper is present on the property and eventually may need to be removed. The board will monitor when the vehicle is removed and suggested storage to avoid violating the covenants.
 - If there are new homes with violations, board members will write down the addresses and send the information to Michael.
- Attorney update
 - There was an update with one of the past due accounts. The attorney is looking into the Solitude Ct. foreclosure information Dawn provided to see what can be collected.
- Balance/ Financial reports
 - Michael sent the balance and financial reports via email. He is currently preparing items for the new dues assessment notices to go out in February.
 - Any resident balance under \$10 will be carried into the next fiscal year.

New Business

- Approval of 2021 Budget
 - A discussion about the 2021 budget took place. The board decided to leave the expenses in the same categories but may have to move things around as the year progresses.
 - For the landscaping projects, the board may consider this as a “capital improvement” and come from the reserves.
 - Kathy made the motion to approve; Dawn seconded- All were in favor.
- Budget increase for HOA administrator
 - Wolfgang proposed a 3% raise for the HOA administrator’s salary and a discussion took place.
 - Kathy, Shelly, and Wolfgang were in favor of the raise; Dawn opposed. Motion passed.
- Discussion of Board positions
 - The board decided to leave the positions the same as last year. Shelly made the motion; Kathy seconded.
 - Diane is transitioning off the board due to a residence change soon. We thank you for her years of service.
 - Michael will file the business entity report with the State of Indiana.

Adjournment

- Wolfgang made the motion to adjourn; Kathy seconded. The meeting was adjourned at 9:07 p.m.