

Annual Meeting Minutes:
October 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; Laurel Nardine; Michael Rousey-HOA administrator
 - Residents- One resident (see below)
- Introduction of residents: None present
- Called to order at 7:02pm

Meeting Minutes: Approval of Meeting Minutes

- September meeting minutes were approved. Dawn motioned Laurel seconded. Due to COVID-19, meetings are held by ZOOM until further notice.

Homeowner/ Community Time

- Ian - resident.
- No other resident comments

Leadership Team Items

- Board member- Ian VanCamp (resident) has attended the last few board meetings and decided to join the board. Wolfgang made the motion; Dawn seconded, and all were in favor. Ian is a Phase 4 representative and would replace the vacancy left by Shelly.
- Operations Update (Dam, lighting, trees, etc.)-
 - Dam maintenance- We received a dam inspection report from DNR. Wolfgang was going to check into who is responsible for the \$200 inspection costs- the county or Fieldstone? The electrical connection issue referenced at the last meeting is the county's responsibility but the maintenance around the control box is the responsibility of the homeowner's association.
 - Snedegar is still planning on completing the work. Once the area is dry, they will come in with the vacuum trucks, sandbag to stop the water flow, and clean out near the dam gates and 20 feet down from the concrete embankment. The estimated cost is approximately **\$3000** but dependent upon time spent with the machinery.
 - The county cut some trees because the mailman complained that he was unable to reach some mailboxes in the neighborhood.
- Annexation- will be discussed under New Business.
- Website update – No new information- website is constantly updated. Garage sale information was posted on the website as well as other areas updated.
- Communication updates (Facebook, Next Door) – No new information on social media. Garage sale information was posted on NextDoor, Twitter, Facebook and What's Going on Bloomington." An ad appeared in the Herald-Times newspaper as well. Despite the rainy weather in the morning, residents had good success with the sale. The next garage sale will be in May 2022 (typically second weekend) and the date will be finalized at a future board meeting.
- Other items- None.
 - Landscaping- Dawn is working with Nature's Link to determine placement and replace any landscaping that did not germinate. Dawn has been weeding

the front entrance and monitoring the landscaping to keep the front entrance attractive. By next year, the front entrance should be in full bloom at which time we can make any landscaping adjustments. Nature's Link is coming up with a plan for the east landscape berm which has utilities to prevent the rocks from sliding down the embankment.

- Irrigation- Nature's Link is installing a drip irrigation line with remote monitoring. It is a more cost effective option and will limit wasted water on the sidewalks and roadways. They have to get boundary lines with the new trustee office land purchase to avoid the lines from being cut severed.
- County Land Parcel- Rita, the Van Buren Trustee told Dawn the prospective plans for the trustee building, community garden and building are on hold. She indicated the annexation is taking precedent before the construction begins as this is more important to residents at this point.
 - Residents on Stoneview Way and Windstone Ct will be involved in this process as they have raised concerns with the proposed facility (security, operating hours, type of building, entrance off of State Rd 48, property division for residents' backyard on Windstone Ct.) and is adjacent to these properties.

HOA Administrator Report – Michael Rousey

- Discussion of homeowner violations
 - Michael was notified of violations (RV on Fieldstone, Cobblestone, Bedrock, Bosell & Tensleep) and followed up with our attorney. He indicated that we have to be careful with charging the \$10 fee per day.
 - For one violation, it might be best to schedule an appt with the attorney and determine how to move forth.
 - As previously noted in the September board meeting, some violations could be an ADA violation as well as a county and state violation which a private citizen can sue a resident. Additionally, if the violation creates a sight issue, the homeowner can be responsible for damage.
 - The board is discussing a better way to document violations and the number of notices, communication with the resident and attorney. For now, if there are new homes with violations, board members will note the addresses and send the information to Michael.
- Balance/ Financial reports
 - Michael will be sending a report for the website.
 - Michael indicated that the landscaping will be split by a third and billed to Summerfield and Stonecroft as well as any dam expenses.
 - Michael went over specifics on budgetary items. He mentioned that we are currently under budget right now. The HOA did have to write off a bad debt as we collected as much as we could from a foreclosure of a property.
 - All past due accounts were turned over to the attorney for further collection.
 - There are currently 2 accounts out with the attorney.
 - Per previous board approval, any resident with a balance of less than \$10 is added to the next statement for collection with the Spring 2022 dues assessment. If the resident does not pay the assessment, they will be forwarded to our attorney for collection.
- Attorney discussion & update
 - The attorney is working on a few pending small claims and covenant violations with Michael.
- Annual Budget Discussion & Approval
 - We have 310 homes in Fieldstone with a \$37,200 budget for operating expenses. Since we have been careful with expenditures, we are able to keep

the dues at \$120 for the 2022 year and therefore keep the same budgeted amounts for the 2022 budget. Dawn made the motion and Laurel seconded to approve the budget and all were in favor to keep the budget the same.

- If we notice during the year that expenses in one category are increased from previous years and will exceed the budgeted amount, we may adjust the other categories that may not be utilized to cover the shortfall.
- End of Year report- to be shared once the final expenses come in for the year. So far, we are on par with the yearly expenses.

Community Time

- No residents were present.

New Business

- Michael was checking into costs for upgrading the Quickbooks software since some of the functions is not supported and will find out more information and share with Dawn & Ian prior to the October meeting.
- Annexation- The remonstrance process will begin shortly. There was a county document that Jeff Ellington pass into State law. It states that any signed waiver that is older than 15 years ago is null and void.
 - There will be communication from Rita Barrow and well as information in the newspaper and social media channels about remonstrance petition signing.
 - Dawn recommended an annexation section on our website where we can post information that is confirmed and validated to avoid any legal action. As information is received, the information will be shared with our residents.

Adjournment

- Laurel made the motion to adjourn; Wolfgang seconded. The meeting was adjourned at 8:19 p.m.