

Annual Meeting Minutes:
September 12, 2022 @ 7pm
Fieldstone meeting by ZOOM (Stonecroft unavailable due to COVID-19)

Call to Order

- The following board members were present:
 - Dawn Maynen, Wolfgang VonBuchler, Ian VanCamp, Laurel Nardine; Michael Rousey-HOA administrator
 - Absent: None
- Residents: None
- Called to order at 7:04pm

Meeting Minutes: Approval of Meeting Minutes

- August meeting minutes were approved. Laurel made the motion; Ian seconded. Meeting minutes were accepted. Due to COVID-19, meetings are held by ZOOM until further notice.

Homeowner/ Community Time

- No residents were present.

Leadership Team Items

- Trustee building and Community center- Rita has not had further contact with the FHOA Board of Directors after sharing her expectations for the new trustee office and community building.
 - She said nothing has been decided on the community building or trustee building size other than one-level, but other residents have mentioned they received email communication that plans were completed and construction was beginning this fall? Michael and Dawn are looking into whether we can find out who the builder is to share the plans with the FHOA board and residents whose homes border the area. Wolfgang will be checking with the planning department to see if they know anything.
 - Board members are concerned about security, drainage, lighting, preservation of the wall, utility box, backflow, etc. Since Rita did not have information about these items, we are doing our own research.
 - Rita did not have information about the placement of the stakes outside of the property area (front by the wall, in common area by the sewer, etc.) but we think they might be indicating utility easements?
 - The board will be keeping an eye on the cost of the electricity, water bills, etc. to make sure we are not paying those expenses. Michael knows the cost of the monthly bills and will let the FHOA board know of any changes.
 - Rita said the Van Buren website is www.vanburentownship.org.
- Operations Update (Dam, lighting, trees, etc.)-
 - Contracts- No contract discussion.
 - Landscaping- *Postponed until the Van Buren township shares building plans- Nature's Link doesn't want to do the work when there is a possibility of the irrigation being damaged or the backflow relocated. Until we know what the markings mean or how the utilities are being relocated, it is best to wait.* Dawn is still in contact with them to discuss replacing some of the landscaping. This is based on their schedule and surveying of the county land purchase to the right of the entrance.

- Dam maintenance- No update on the monitoring system from the county engineer, Kelsey.
 - We need to find out if Kelsey has a key to the electrical mechanisms so that area can be cleaned up.
 - The water is draining after a significant rainfall. The FHOA will continue to monitor and keep in touch with the county engineer.
 - The drainage ditch is a nature preserve and the county won't touch this. They can dig a path to allow drainage but it is a flood plain. Dawn has been in contact with Snedgar.
- Our new lawncare company is GreeneBriar Outdoors and they have been in contact with Michael about payment.
- Resident Updates- None
- Annexation- The attorney for Areas 1A & 1B filed a motion on 6/21/22 to challenge the waivers and validity of the annexation. The cause number is 53C06-2203-PL-509. Dawn will continue to post information as it becomes available via social media since we do not have direct contact with the representing attorney.
 - Residents in 5 of the 7 areas gathered enough signatures to void the annexation attempts but the city responded with lawsuits using taxpayer money.
 - There was a hearing on July 29th, however the hearing on October 21st was postponed. The Monroe County Circuit Court has reset the hearing on Motions for Summary Judgement to take place on Friday 12/2/2022 at 1pm.
 - The past annexations attempts- in 2017 there was not no time limit places on the waivers. In 2019, there was an injunction to have a 15-year limit on the waivers which the City of Bloomington is trying to challenge.
- Communication updates (Facebook, Next Door) –Dawn is continuously monitoring the social media pages and updating the website. This is the best way to get annexation information. Dawn will be posting the Fall garage sale on 10/1/22 on Next Door and other Social Media platforms.

HOA Administrator Report – Michael Rousey

- Discussion of homeowner violations
 - We will need to determine the level of enforcement that our attorney agrees with.
 - The camper on Cobblestone is currently being charged \$10/day starting August 31st. Per our covenants, they can meet with the board but the final step is the attorney letter.
 - Board members will keep Michael up to date on any other violations in the neighborhood.
- Balance/ Financial reports
 - Michael talked about the profit/loss statement and we are doing good with collections as we start preparing for the next dues collection period.
 - Michael mentioned the past due accounts are being turned over to the attorney for collection.
 - He will be sending a report for the website.
 - Michael mentioned the taxes were filed (an 1120H) and we didn't owe money- so there shouldn't be a penalty?
- Attorney discussion & update
 - For collection matters, we pay the attorney up front, they collect the money from the resident and reimburses the HOA.
 - The attorney will be instrumental in helping with our covenant changes and homeowner violations.
- Alexander Electric

- Michael will be checking with Alexander Electric to assist us with light repair for lights in the back half of the subdivision.

New Business

- Garage Sale- The fall garage sale will be held on Saturday 10/1/22 from 8-5pm since IU football has an away game.
 - Dawn posted a message on our website, on Facebook, and Next Door and will be placing the garage sale sign up at the front of the subdivision. Our residents wanted a 3-4-week advance notice and then a reminder the week of that coincides with sign being placed at the front of the subdivision.
- Annual Meeting- the Annual Homeowner's meeting will be held on October 17th or October 24th at 7pm. Since a few board members are traveling in early October, it will most likely be held on October 24th.

Adjournment

- Wolfgang made the motion to adjourn; Laurel seconded. The meeting was adjourned at 8:35 p.m.