

Annual Meeting Minutes:
May 2nd, 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, Michael Rousey-HOA administrator
 - Absent: Laurel Nardine
- Residents: Randy- Cobblestone St.
- Called to order at 7:00pm

Meeting Minutes: Approval of Meeting Minutes

- April meeting minutes will be approved via email. Due to COVID-19, meetings are held by ZOOM until further notice.

Homeowner/ Community Time

- One resident is present. No concerns but mentioned the Spring garage sale.

Leadership Team Items

- Operations Update (Dam, lighting, trees, etc.)-
 - Contracts- No contract discussion.
 - Landscaping- Dawn is getting on Nature's Link calendar to discuss the remainder of the irrigation and replacing some of the landscaping. Pending weather and their schedule.
 - Dam maintenance- The county engineer is looking into the monitoring system and will hopefully have an update soon.
 - Dawn continuously goes back to the dam to see that water is draining after a significant rainfall.
 - Although there is standing water after these events, it is slowly draining but 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.
 - Still waiting for Duke Energy to fix the streetlight outage. Michael submitted a request for repair so we are on their schedule.
 - Lawncare bill was for 4 mowings in April. Michael stated there was a gas surcharge that they will be charging temporarily. They charged \$285.00 for mulching but unfortunately ripped out part of our landscaping thinking they were weeds.
 - Dawn will be meeting with Randy to discuss what can be done.
- Resident Updates- None
- Annexation- Areas 1A & 1B have secured an attorney for the challenging the validity of the annexation. The City has challenged some of the annexation forms and stated these areas did not have the required amount to block the annexation. Dawn will post information as we receive it.
- Communication updates (Facebook, Next Door) - No update as there is no new information. Dawn is continuously monitoring the social media pages and updating the website.

HOA Administrator Report – Michael Rousey

- Discussion of homeowner violations
 - Michael stated the county says they are not responsible for enforcing the camper violation. Michael sent a violation letter to the resident which they have not contacted the FHOA.
 - Since the violation is over the sidewalk right-of-way, we decided to contact our attorney. Dawn made the motion to contact the attorney; Ian seconded- All were in favor.
 - The camper on Cobblestone is currently being charged \$10/day. Per our covenants, they can meet with the board but the final step is the attorney letter.
- Balance/ Financial reports
 - Michael talked about the profit/loss statement.
 - Michael mentioned we have 8 accounts over a \$100 balance, 7 accounts receiving a final certified letter, and 5 accounts making payments.
 - He will be sending a report for the website.
 - 1 account overpaid by \$120 from their closing and he will be refunding them.
- Attorney discussion & update
 - For collection matters, we pay the attorney up front, they collect the money from the resident and reimburses the association.
 - The attorney will be instrumental in helping with our covenant changes and homeowner violations.

New Business

- The Spring garage sale was discussed and it might be good to hold this sometime in June.

Adjournment

- Wolfgang made the motion to adjourn; Ian seconded. The meeting was adjourned at 8:44 p.m.