

Annual Meeting Minutes:
November 1st, 2021 @ 7pm
Fieldstone meeting by ZOOM (Stonecroft unavailable due to COVID-19)

Call to Order

- The following board members were present:
 - Dawn Maynen; Laurel Nardine; Ian VanCamp, Michael Rousey-HOA administrator
 - Absent: Wolfgang VonBuchler
- Introduction of residents: None present
- Called to order at 7:03pm

Meeting Minutes: Approval of Meeting Minutes

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

Homeowner/ Community Time

- No residents present.

Leadership Team Items

- Operations Update (Dam, lighting, trees, etc.)-
 - Dam maintenance- Michael needs DNR to be set up as a vendor on online banking so the bill can be paid electronically. Dawn will set up DNR as a vendor and notify Michael when completed. Tabled- whether the \$200 inspection costs is the responsibility of the county or Fieldstone?
 - Snedegar is still planning on completing the work- may be completed in late winter/early spring. The estimated cost is approximately **\$3000** but dependent upon time spent with the machinery.
- Annexation- The first round of public signing sessions were held at the fairgrounds from 10-18 through 10-22. Several volunteers were present and also will be circulating various neighborhoods to help out with signatures. Dawn will be posting updated information on the website and social media channels as it becomes available.
- Website update – No new information- website is constantly updated.
- Communication updates (Facebook, Next Door) – No new information on social media.
- Other items- None.
 - Landscaping- Dawn is working with Nature's Link to replace any landscaping that did not germinate. 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 has to get boundary lines with the new trustee office land purchase to avoid the drip lines from being 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.
 - 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.
- Balance/ Financial reports
 - Michael stated we are on par with expenses for the year. He will be sending a report for the website.
 - The amount of past due accounts is approximately 1.8% of the homeowners in Fieldstone.
 - Since the past due accounts were turned over to the attorney, all are making payments on the accounts except the top 2 balances owed. The attorney will continue to handle these past due balances this week.
 - 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. Our previous attorney was more conservative and standoffish whereas the current attorney is more straightforward and likes to see results for his client.
 - This will be helpful with our covenant changes and homeowner violations.
- Annual Budget Discussion
 - 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.
 - Laurel mentioned we have approximately 22 stamps and 100 envelopes that we can use for the dues notices from the last distribution.
- End of Year report- to be shared once the final expenses come in for the year.

Community Time

- No residents were present.

New Business

- Resident issues
 - Michael mentioned the tree falling down on 659 Solitude Ct is on Stonechase's property and the resident should contact the Stonechase homeowners' association for removal.
 - The homeowner contacted us and stated the water issue on Bayhill Ct is a result of a crack in the pipe in the rental property next door. Michael indicated a letter can be sent to the landlord (American Homes Rental Properties, LLC).

Adjournment

- Laurel made the motion to adjourn; Ian seconded. The meeting was adjourned at 8:12 p.m.