

Annual Meeting Minutes:
August 1st, 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 Other Attendees: Van Buren Trustee, Rita Barrow
- Called to order at 7:01pm

Meeting Minutes: Approval of Meeting Minutes

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

Homeowner/ Community Time

- No residents were present.
- Rita Barrow, Van Buren Trustee

Leadership Team Items

- Trustee building and Community center- Rita Barrow shared her expectations for the new trustee office and community building.
 - She said nothing has been designed yet but the community building size will be 50x100 and the trustee building will be 40x80. These building will be one-level with a paved parking lot.
 - She anticipates a garden with the area to the left.
 - She stated if there is a tax burden to Van Buren residents, that they will not build and put the land up for sale. She said the budget for the project is 2 million dollars.
 - Some of the board members asked about fencing, low-level lighting, security, drainage channels that run parallel to the back of Windstone Ct. Rita did not have information about these items though she has indicated to residents on Stoneview Way and Windstone Ct. that they would be involved in the planning process.
 - There have been stakes placed in various areas of the front but she didn't know what those were for.
 - The board asked for plans to be shared and not to impact the backflow of the meter installed for our irrigation, the Duke Energy power box behind the wall or any part of the wall. She indicated she didn't know what the plans were yet and they haven't been developed.
 - She said the Van Buren website is www.vanburentownship.org.
 - We asked her about the annexation and she only knows that areas 1A & 1B have secured legal representation. There was supposed to be a hearing on July 29th and another hearing on October 21st.
 - 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.
- 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- The county engineer, Kelsey is still looking into the monitoring system and will hope to have an update soon.
 - 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.
- We have been contacted by Randy that he is shifting some contracts to another lawncare company. Michael stated that it will be the same cost and we will need to set them up to be paid electronically.
- Resident Updates- None
- Annexation- The attorney for Areas 1A & 1B is currently filing a challenge to the waivers and the validity of the annexation. Dawn will post information as it becomes available via the media since we do not have direct contact with the representing attorney.
- Communication updates (Facebook, Next Door) –Dawn is continuously monitoring the social media pages and updating the website.

HOA Administrator Report – Michael Rousey

- Discussion of homeowner violations
 - Michael stated the camper on Fieldstone has been removed.
 - We will need to determine the level of enforcement that our attorney agrees with.
 - 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.
 - We received notice that there are 3 families living in a one-story house on Fieldstone. They also have 3 cars which sometimes are parked on Fieldstone Blvd.
 - A resident on Magnolia Ct complained about a tree hanging over their roof and wanted it removed. Two board members looked at it visually and according to GIS, it is Stonechase's property (tree line bordering their common area). The resident will need to contact Stonechase to have the dead branch removed as the rest of the tree looks okay.
- Balance/ Financial reports
 - Michael talked about the profit/loss statement.
 - Michael mentioned 7 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 being filed (an 1120H) and the penalty should not be significant. He was able to get in contact with Randy Gilmore who no longer lives in the area to file the taxes.
- 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.
- Alexander Electric
 - Michael found out that there is no contract for servicing the lights in the back area of the subdivision. We will be looking into Alexander Electric to assist us with light repair.

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New Business

- Garage Sale- The fall garage sale will be held in late September/early October and based on the IU Football schedule. It appears the only dates are September 24 or October 1st which either date was fine with residents.
 - For the Fall, residents indicated a Saturday opposite of the home IU football games- sometime in September or early October would be good timing.
 - They wanted a 3-4-week advance notice via our Fieldstone Facebook page and then a reminder the week of that coincides with sign being placed at the front of the subdivision.

Adjournment

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