

**Annual Meeting Minutes:**  
**January 3rd, 2022 @ 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, Wolfgang VonBuchler, Michael Rousey-HOA administrator
  - Absent: None
- No residents present
- Called to order at 7:01pm

***Meeting Minutes: Approval of Meeting Minutes***

- November & December 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 present.

***Leadership Team Items***

- Operations Update (Dam, lighting, trees, etc.)-
  - Dam maintenance- Michael checked past financial records and we have paid the \$200 DNR inspection costs in the past. It's assumed that this is our responsibility for the maintenance of the dam in our accordance with our agreement with the county. Potentially we could bill 1/3 of this to Stonecroft and Summerfield as part of the upkeep with the dam.
  - Duke Energy has not fixed the streetlight outage on Waterstone Trace. Michael will submit a request via their website for repair.
  - Michael is working with the homeowner to contact the landlord of the rental property next door (contributing to the water leak on Bayhill Ct). The tree falling down on Solitude Ct is not on Fieldstone property but is the responsibility of Stonechase. Michael is checking in to the visibility issue of around the curve from the tree on Fieldstone Blvd. He will update us at the next meeting.
- Annexation- The final deadline for signing the remonstrance forms is on January 6<sup>th</sup> at 4pm. Dawn and other residents have circulated Fieldstone and adjacent neighborhoods to have residents sign the legal forms they obtained from the Monroe County courthouse. They were provided a list from Rita Barrow, the Van Buren township trustee to aid in their efforts. Dawn will be posting updated information on the website and social media channels in this final push for area 1A.
- Website update – Dawn is adjusting pages/tabs for the new year- website is constantly updated with important information (annexation, dues, etc.). Dawn will be making some enhancements to the website for our residents.
- Communication updates (Facebook, Next Door) – Dawn is monitoring the social media pages. Most of the posts are updates about the annexation. No new information on social media specific to Fieldstone. Our goal for the new year is to become more active on social media including providing social media links on the website.
- Other items- None.

- Landscaping- As the weather becomes nicer, Dawn will be clearing some minor brush up at the corner of Stoneview and Fieldstone to control the overgrowth.
- Irrigation- Water should be shut off for the winter from Nature's Link.
- County Land Parcel- The prospective plans for the trustee building, community garden and building are still on hold. The Van Buren Trustee, Rita 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 are awaiting further communication about the proposed facility.

#### ***HOA Administrator Report – Michael Rousey***

- Discussion of homeowner violations
  - Our attorney stated our covenants do no permit parking of RV's in the subdivision.
    - Per his recommendation, the HOA needs to set a process, adhere to the process, and apply charges consistently to all residents.
    - The covenants provides that residents are entitled to a hearing before we start fining them and consequently filing a lien.
    - If the violation goes over a sidewalk, we can call the county.
    - Dawn texted Michael the address of the camper on Fieldstone Blvd.
- Balance/ Financial reports
  - Michael mentioned only \$517.57 is owed to the association. This is exciting as we have never seen past due balances this low. He will be sending a report for the website.
- 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.
- Annual Budget Discussion
  - The year-end report will be copied on the dues notices for our residents to have.

#### ***Community Time***

- No residents were present.

#### ***New Business***

- Michael is preparing the dues notices and will be dropping those off for the board to stuff and mail. As in years past, each resident will receive the dues notice, information about online payments (Paylease), the annual budget and expenditures, and a year in review one page newsletter. Michael will be preparing and printing these starting the third week of January and will have them ready to mail on February 5<sup>th</sup>.

#### ***Adjournment***

- Wolfgang made the motion to adjourn; Laurel seconded. The meeting was adjourned at 7:56 p.m.