

**Annual Meeting Minutes:**  
**February 6, 2023 @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 7:02pm

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

- January 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***

- Sarge rentals have served a 30-day eviction notice on the tenants operating the scooter charging business. The will comply with our covenants and restrictions. If we need to involve the FHOA attorney, he is ready to assist and will be at the expense of the tenant/homeowner and Sarge Rental company. We will request legal fees be withheld from the security deposit.

***Leadership Team Items***

- Trustee building and Community center- No update since the last meeting. Dawn noticed that Stanger Excavating has been marking utility and been out there surveying. Dawn left a message with Stanger Excavating and has not received a return phone call. Dawn's last contact with Rita is that she did not know anything more than the drawings she has and said the markings are for utilities.
  - Dawn will try to keep the residents informed the best she can.
  - 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.
  - The Van Buren website is [www.vanburentownship.org](http://www.vanburentownship.org). The Township Board Meetings occur on the third Wednesday of every month at 5:30 at the Van Buren Fire Department. Station 29. Dawn will be able to make the March meeting; one board member may be attending the February meeting.
  - According to the records office, the address is 352 S. Fieldstone Blvd- Plat# 53-09-02-200-001.001-015. Dawn will try to get more information regarding this.
- Proposed storage unit facility on South Fieldstone- There was a discussion about the new proposed storage unit facility that replaces the new proposed subdivision on South Fieldstone. This facility will increase traffic on Fieldstone Blvd, wear and tear on our roads, have security issues and decrease property values.
  - Perhaps the animal shelter can be an ally for the residents and the FHOA and assist in challenging the existence of this proposed facility.
  - It is the property adjacent to the walking trail and memorial garden/crematory for the animal shelter. The board looked at the proposed property via Google Earth Pro.

- Operations Update (Dam, lighting, trees, etc.)-
  - Contracts- No contract discussion.
  - Landscaping- *Postponed until the Van Buren township shares plans or is near completion with construction.* Update- Replacement of the landscaping and adding new landscaping with Nature's Link is moved until the Spring 2023.
  - Dam maintenance- No update on the monitoring system from the county engineer.
    - We need to find out if the County engineering department has a key to the electrical mechanisms so that area can be cleaned up.
    - Spring cleanup- looking at other excavating companies.
  - Light repair- Report non-functional streetlights directly to Michael.
- Resident Updates- None
- Annexation- The cause number is 53C06-2203-PL-509.
  - No update since the Summary of Judgement that took place on Friday 12/2/2022 or the preparation of proposed orders on 1/6/23. Factors to be considered: time extension due to COVID-19 and the invalidation of signed waivers.
- Communication updates (Facebook, Next Door) –Social media pages is continuously monitored. Dawn continues to update the Fieldstone Community website.

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

- Discussion of homeowner violations
  - Board members will keep Michael up to date on any other violations in the neighborhood.
- Balance/ Financial reports
  - Expenses are in line with monthly expenditures. The cost of lighting went up slightly for the front lights and dam. The board expects other expenses to increase slightly as well.
- Attorney discussion & update
  - We have 3 people ready to go for small claims proceedings but we will hold off filing until after the March 2023 dues collection.
  - For any collection efforts, we have to pay the attorney up front and they will collect from the resident to reimburse the HOA.
- QuickBooks software
  - Michael will use the Quickbooks software as long as he can and will let us know when the functionality is no longer supported. The board approved the software at the January meeting.

#### **New Business**

- Michael is filling out registered agent paperwork. The following members are on the paperwork: Dawn-President; Wolfgang-Vice-President; Members- Laurel and Ian.

#### **Adjournment**

- Wolfgang made the motion to adjourn; Laurel seconded. The meeting was adjourned at 9:01 p.m.