

**Annual Meeting Minutes:**  
**January 9, 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: Amanda Patrick-Bedrock
- Called to order at 7:03pm

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

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

***Homeowner/ Community Time***

- Amanda mentioned there was some gunfire coming from the wooded area behind her home. She is concerned that it is not limited to hunting and stray gunfire could impact her home and her neighbors. It is occurring at different hours and days and not limited to a specific time or day. We advised her to call the sheriff's office and have them come out and talk with the perpetrators if it continues to be excessive.
- The board has been in contact with Sarge rentals and communicated to the residents our next steps for dissolution of the scooter business to be compliant with our covenants and restrictions. Our attorney has been contacted and is ready to proceed with legal action if the tenant, homeowner, and rental company fail to comply. If legal action is taken, then all three will be responsible for paying for the legal fees.

***Leadership Team Items***

- Trustee building and Community center- Dawn was able to connect with Rita regarding this project. She stated that she has end of the year processing and can't meet with Dawn regarding the markings. Further, she does not know what these markings mean but mentioned the stakes up near the front entrance are not exact placement for the buildings.
  - Residents have noticed utility markings and have been inquiring about project which we have been trying to keep them informed.
  - 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. It might be advantageous to go there and talk in person?
  - Dawn noticed the flags said "Stanger Excavating" but when she searched for the business, two different entities exist in the Bloomington area. Michael recommended we reach Jim Stanger (who is related to the fairgrounds) to see if he is the one doing the project.

- According to the recorders 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.
- Operations Update (Dam, lighting, trees, etc.)-
  - Contracts- No contract discussion.
  - Landscaping- *Postponed until the Van Buren township shares building plans.* 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.
    - No return call from Snedgar- 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.
  - The Summary Judgement took place on Friday 12/2/2022 at 1pm. Judge Nikirk did not rule on the case but rather asked both legal sides to interpret the word "proceeding" and prepared proposed orders by 1/6/23. In question is the time extension given 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.

<b>HOA Administrator Report – Michael Rousey</b>
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- Discussion of homeowner violations
  - Board members will keep Michael up to date on any other violations in the neighborhood.
- Balance/ Financial reports
  - Michael sent the outstanding collections and financial reports prior to the meeting. All the expenses are in line with monthly expenditures.
  - He will be sending a report for the website.
- Attorney discussion & update
  - We have 3 people ready to go for small claims proceedings. Further we only have 8 accounts owing us money as we start the annual dues collection for 2023.
  - We are ready to send the certified letter from the attorney. Wolfgang motioned and Ian seconded to proceed.
  - For collection matters, we pay the attorney up front, they collect the money from the resident and reimburses the HOA.
- Year-end budget and reporting
  - We are well-below our expenses for the year as some of the capital improvements were placed on hold because of external projects.
- QuickBooks software
  - Michael mentioned that the software is becoming outdated affecting the functionality and is only offered as an online platform which Ian confirmed. Michael is going to use the software as long as he can until we need to pay for it because it will cost approximately \$2000/year. Ian made the motion,

Wolfgang seconded to purchase the software when the current version runs out.

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

- Dawn talked briefly about board member expectations and attending monthly meetings. She expressed appreciation for everyone's dedication and attendance in their volunteer roles. She stated if a board member must miss a meeting due to personal issues, work obligations, etc. it is okay but communicate this as soon as possible in case we need to cancel or reschedule the meeting.

#### ***Adjournment***

- Ian made the motion to adjourn; Laurel seconded. The meeting was adjourned at 8:45 p.m.