

**Annual Meeting Minutes:**  
**March 13, 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: Jordan & Nick, Rita Barrow- Van Buren Trustee
- Called to order at 7:01pm

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

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

***Homeowner/ Community Time***

- Jordan and Nick- resident on Stoneview Way recently bought their house and were not told by their realtor that the property across from them (which runs parallel to Windstone Ct.) was zoned for industrial. This past week, the property was being excavated at early hours which was constantly loud and disruptive to residents that bordered this property including residents entering and leaving the subdivision. Additionally, there was some conversation on Next Door about a community food pantry which alarmed residents and the proposed pond.
- Rita Barrow- Van Buren trustee attended the meeting to discuss the plans, timeline and to address other issues and concerns. The board also added that since this property was part of the original Fieldstone PUD, it should comply with the covenants (wooden fences, etc.). Rita stated that she was unsure of the fencing – whether it was going to be wooden fences or vinyl coated, the proposed pond was going to be used as a retention pond which should limit the number of mosquitoes, and the food pantry was only going to be used by Van Buren residents and by appointment only during normal business hours. Additionally, she stated the building were going to have open/close times.
- Rita said it should be similar to the Van Buren firehouse design and they are staying in budget. She provided her phone number (812) 825-4490 for anyone with additional questions.

***Leadership Team Items***

- Trustee building and Community center- Rita said there are drawings for the proposed development but no plans 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 (and possibly one other board member) will be able to make the March meeting. Dawn will continue to attend these monthly meetings for new information.

- According to the recorders office, the address is 352 S. Fieldstone Blvd- Plat# 53-09-02-200-001.001-015.
- 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.
  - There is an upcoming planning meeting on 3/21/23 in the Nat Hill room. There was no communication of the initial meeting with residents and/or about zoning. Dawn, Wolfgang and Michael plan on attending as well as some residents from Summerfield.
- 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. We reported the light in front of 5713 Stoneview Way and the light at the corner of Waterstone and W. Lake Court.
- Resident Updates- None
- Annexation- The cause number is 53C06-2203-PL-509.
  - Both court cases are pending- 5 of the 7 areas blocked the annexation and the mayor has filed a lawsuit against the auditor to have the 5 areas included back into the annexation attempts. Areas 1A & 1B are appealing a judge's ruling of the pandemic argument
- 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. The scooter business is gone and the \$160 attorney letter is being sent to Sarge rentals.
  - Michael did state that there is a shipping container at the corner of Bedrock and Fieldstone which we will keep an eye on.
- Balance/ Financial reports
  - Expenses are in line with monthly expenditures and Michael will send reports for the website.
  - We are currently at approximately 70% in dues collection.
- Attorney discussion & update
  - The small claims proceedings for 3 residents will be postponed until after the March 2023 dues collection deadline
  - For any collection efforts, we have to pay the attorney up front and they will collect from the resident to reimburse the HOA.

***New Business***

- Garage sale date(s).

***Adjournment***

- Laurel made the motion to adjourn; Wolfgang seconded. The meeting was adjourned at 9:18 p.m.