

Annual Meeting Minutes:
October 24, 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: 1 resident-Cobblestone St
- Called to order at 7:02pm

Meeting Minutes: Approval of Meeting Minutes

- September 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

- The resident in attendance mentioned that there was a BIRD scooter charging business operating in a house on Cobblestone St that is currently a rental. The resident mentioned concerns such as trucks coming at late hours to drop off/pickup scooters with unknown individuals who are not residents, noise and lights, and sometimes vehicle blocking the fire hydrants. The resident mentioned that this is in violation of our covenants and has safety concerns for their family. They had been in contact with Michael who has mentioned it to the board. The board invited this resident to the meeting to voice additional concerns and let them know we are taking action including contacting the owner of the property first and consulting with our attorney if necessary. Michael will continue to keep the resident informed of our progress.

Leadership Team Items

- Trustee building and Community center- There has been no further communication from Rita with the residents on Windstone Ct or Stoneview Way regarding the new trustee office and community building.
 - Michael found plans regarding the development those these were not shared with the residents or the FHOA. Wolfgang will be checking with the planning department to see if they know anything.
 - No update about the security, drainage, lighting, preservation of the wall, utility box, backflow, etc. and the FHOA is concerned. There was a contractor that came out to stake the property but nothing has been communicated about the stakes near the front of the subdivision or in the common area (utility easements)?
 - 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.
 - Rita said the Van Buren website is www.vanburentownship.org.
- 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. Initially the dripline was discussed as the best option, but this may need to be revisited since mulch on top of the dripline could cause a backflow of water? This is based on their schedule and surveying of the county land purchase to the right of the entrance. Update- Dawn is still in contact with them to discuss replacing some of the landscaping- now moved to the Spring 2023.

- Dam maintenance- No update on the monitoring system from the county engineer, Kelsey.
 - 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. Dawn contacted Snedgar but received no returned call. Will contact the corporate office since she only had the employees phone number.
- Our new lawncare company is GreeneBriar Outdoors and they have been in contact with Michael about payment. Dawn set them up so Michael can use bill pay to pay them directly.
- Light repair- We asked board members to inform Michael about what streetlights are not working. We will be using a local company to fix them as Michael indicated that REMC will not fix them like Duke Energy fixes the front half of the subdivision.
- Resident Updates- None
- Annexation- The attorney for Areas 1A & 1B filed a motion on 6/21/22 to challenge the waivers and validity of the annexation. The cause number is 53C06-2203-PL-509. Dawn will continue to post information as it becomes available via social media since we do not have direct contact with the representing attorney.
 - The Monroe County Circuit Court has reset the hearing on Motions for Summary Judgement to take place on Friday 12/2/2022 at 1pm. After information is available, we will update our residents.
- Communication updates (Facebook, Next Door) –Dawn is continuously monitoring the social media pages and updating the website. This is the best way to get annexation information.

HOA Administrator Report – Michael Rousey

- Discussion of homeowner violations
 - We will need to determine the level of enforcement that our attorney agrees with.
 - Board members will keep Michael up to date on any other violations in the neighborhood.
- Balance/ Financial reports
 - Michael talked about the profit/loss statement and we are doing good with collections as we start preparing for the next dues collection period. Past due accounts were turned over to our attorney unless a payment plan is in place.
 - 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 HOA.
 - The attorney will be instrumental in helping with our covenant changes and homeowner violations.

- Alexander Electric
 - Michael will be checking with Alexander Electric to assist us with light repair for lights in the back half of the subdivision (see Leadership Team Items).

New Business

- 2023 Budget- the FHOA reviewed the budget for 2023 and adjusted some categorical expenses that increased. As the FHOA does monthly, we will be examining the categories and may need to reallocate categories when necessary.
 - We are keeping the 2023 dues at \$120 per residence and may use some reserves to for the capital projects we weren't able to complete in 2022.
 - Dawn made the motion to accept the 2023 budget; Laurel seconded. All were in favor- the 2023 budget was accepted.

Adjournment

- Wolfgang made the motion to adjourn; Laurel seconded. The meeting was adjourned at 9:16 p.m.