

Annual Meeting Minutes:

May 8, 2023 @7pm

Fieldstone meeting by ZOOM (Stonecroft unavailable until further notice)

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 7:03pm

Meeting Minutes: Approval of Meeting Minutes

- April meeting minutes were approved. Ian made the motion; Wolfgang seconded. Meeting minutes were accepted. Meetings are held by ZOOM until further notice.

Homeowner/ Community Time

- None

Leadership Team Items

- Operations Update (Dam, lighting, trees, etc.)-
 - Greenbriar mowing and mulching- There was a \$900 bill for mulching which Wolfgang has been in contact with them about. In the future, we will not be using them for mulching.
 - Landscaping- Replacement of the landscaping and adding new landscaping with Nature's Link is paused until the water/sewer situation is discussed with the trustee and community building project.
- Resident updates- None- Discussion of Homeowner violations in Michael's report.
- Trustee building and Community center- The construction has been sporadic – different days and times for vehicles moving dirt and constructing footers then no activity for a couple of weeks. Dawn will monitor progress as they continue construction. This includes:
 - The amount of dirt that drains to the dam from the silt lines in place.
 - Checking plans against the construction occurring.
 - Minimizing disruption for residents and visitors to the Stonecroft campus.
 - When possible, Dawn and other board members will continue to attend the Van Buren township meetings (occurring on the third Wednesday of every month at 5:30 at the Van Buren Fire Department. Station 29) for progress and site change updates.
 - The Van Buren website is www.vanburentownship.org. According to the records office, the address is 352 S. Fieldstone Blvd- Plat# 53-09-02-200-001.001-015.
- Proposed storage unit facility on South Fieldstone- A public meeting was held on Wednesday 5/3 at 6:30pm at the convention center. Dawn and Laurel were in attendance and learned more about the reasons behind not being able to build the homes as previously proposed. No residents were in attendance though much conversation has occurred on the NextDoor social media app. Some things mentioned by residents include increased traffic on Fieldstone Blvd including wear and tear on the roads, security issues, and decreased property values.
 - The board was in the process of creating and circulating a petition however after this meeting, it might be more beneficial to work in conjunction with

- the builder and realtor and contact the City and/or Mayor's office. The board is checking into this process to maximize our voice.
- David Jenner (Authentic Homes) would like to continue the original plans for homes but has faced challenges partially due to restrictions for running sewers in proposed Annexation areas.
- Communication updates (Facebook, Next Door)–Social media pages and Fieldstone Community website are continuously monitored.
- Annexation- No update

HOA Administrator Report – Michael Rousey

- Discussion of homeowner violations
 - The HOA will continue to monitor the temporary shipping container at the corner of Bedrock and Fieldstone.
 - The board noticed a camper being parked at 723 S Bosell Ct. We will monitor this as well.
- Balance/ Financial reports
 - Expenses are in line with monthly expenditures and Michael will send reports for the website.
 - Overall, we are doing well with dues collection and there are approximately 37 residents past due. Michael is preparing to send the “Final notice” before sending certified mail and/or turning them over to the attorney for collection. Michael will have an update at the next meeting.
- Attorney discussion & update
 - The small claims proceedings for 3 residents will be postponed until after the final notice to avoid filing multiple collection cases.
 - 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

- The Spring 2023 Garage sale will be held on Saturday May 20th from 8am-4pm. Michael is placing the ad in the Newspaper and Dawn will get temporary signs if signage can't be made before the sale.
- Some of the trees planted by Abel's nursery did not make it. We are looking into a warranty or a discount on replacing them.

Adjournment

- Ian made the motion to adjourn; Wolfgang seconded. The meeting was adjourned at 8:38 p.m.