

Annual Meeting Minutes:

July 10, 2023 @7pm

Fieldstone meeting by ZOOM (Stonecroft unavailable until further notice)

Call to Order

- The following board members were present:
 - Dawn Maynen, Wolfgang VonBuchler, Laurel Nardine, Michael Rousey-HOA administrator
 - Absent: Ian VanCamp
- Residents: None
- Called to order at 7:06pm

Meeting Minutes: Approval of Meeting Minutes

- May meeting minutes were approved. Laurel 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- Dawn mentioned some mowing areas are being missed. We will contact Greenbriar and mention this to them.
 - Landscaping- Replacement/additions of the landscaping is paused until the water/sewer situation is remedied with the trustee and community building project. Michael will contact Express trash removal about the container at the front of the subdivision being constantly full. They receive free advertising as a result of the container in the common area.
 - Dam update- we haven't heard from Kelsey if the Dam monitoring system has been replaced. We need to reach out to her regarding the dam inspection date?
 - Lighting- all five lights have been repaired and working. The cost of these lights were \$980.
- Resident updates- None- Discussion of Homeowner violations in Michael's report.
- Trustee building and Community center- The construction has been sporadic-sometimes they work early then stop 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.
 - Have board members attend the Van Buren township meetings when available (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 recorders office, the address is 352 S. Fieldstone Blvd- Plat# 53-09-02-200-001.001-015.
- Proposed storage unit facility on South Fieldstone- We have not heard any more about the project since the public meeting on 5/3 including limited conversation on social media.
 - 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. Dawn is going to reach out to the Authentic homes and the realtor by email and cc' Laurel & Michael.
- We have not heard anymore regarding after the commissioner meeting. We might look up meeting minutes to see if it was struck down/approved?
- 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
 - A resident mentioned there is a tree growing up from the stump when the County chopped the trees down at 5684 Bedrock. Michael will contact the County Highway dept. to see about removal including the stump if possible.
 - The HOA will continue to monitor the temporary shipping container at the corner of Bedrock and Fieldstone.
 - A resident on Buckskin Ct. mentioned there are spots on the road that the need to be re-filled and has gravel exposed. Michael will contact the County Highway dept regarding the road.
 - Residents have mentioned the camper and vehicles are still out at 5777 Waterstone Trace. We may need to send another letter as they have been using the driveway of the vacant house next door.
 - Not a violation but Michael mentioned that there is a tree down at 477 Magnolia. This tree is on the Stonechase common area and not our property so Michael will need to contact Stonechase to have it removed if the homeowner doesn't remove it themselves.
- 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 we received a past due account in full. Michael sent the final notice and the next step is certified mail before turning them over to the attorney for collection. Michael will have an update at the next meeting.
 - Michael is going to monitor our water usage bill at 5701 W St Rd 48 to make sure nothing is being used for the trustee/community building project.
- Attorney discussion & update
 - After the certified mailing, we will turn all past due accounts over \$10 to the attorney for collection.
 - 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 was a huge success and residents said they were pleased. A few residents opened on Friday and used social media to advertise the sale- we may adjust the social media posts to reflect this.

Adjournment

- Dawn made the motion to adjourn; Laurel seconded. The meeting was adjourned at 9:00 p.m.