

## **February Meeting Minutes:**

**July 1, 2024 @7pm**

**Fieldstone meeting by ZOOM (Stonecroft unavailable until further notice)**

### ***Call to Order***

- The following board members were present:
  - Dawn Maynen, Ian VanCamp, Laurel Nardine, Michael Rousey-HOA administrator
  - Absent: Wolfgang VonBuchler
- Residents: None
- Called to order at 7:09pm

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

- May & June meeting minutes were approved. Ian made the motion; Dawn 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- No update-Greenbriar is well into their mowing season. They will continue to mow the corner of Fieldstone Blvd & Stoneview Way until we come to an agreement with the Trustees of who will be mowing the parcel.
  - Lighting- If there are any inoperable streetlights, please provide an address that the streetlight is directly located in front of so Michael can report them to Duke Energy. For inoperable lights serviced by REMC, we will need to contract with an electrician to be fixed.
  - Landscaping- No update- landscaping replacement/additions is paused until after trustee and community building construction. The landscaping for the trustee project is delayed until the construction traffic has subsided. No landscaping plans have been shared with adjacent residents or the FHOA board.
  - Dam update- No update on cleaning up near the flood gates. With the most recent weather, we need to reach out to a few companies for estimates since Stanger has not replied. Thetonia, the Monroe County Engineer would like to work with the contractor to make sure the grading is retained in the dam area.
- Resident updates-
  - No updates.
- Township building and Community center- Dawn is continuing to monitor the progress with the Trustee and community building construction.
  - They recently installed high wattage lighting, which is extending into their utility easement, residents' backyards, and into windows of their homes. Dawn talked with Rita who said the county approved the plans and Alexander Electric worked with the lighting company. After speaking with Alexander Electric, it was determined the county approved plans, and the lighting are not correct. The lighting company adjusted the wattage and the color of the bulbs but has not resolved the issue. He indicated the lights may have been installed in an east-west direction instead of north-south. This

could cause a spillover of the lighting into adjacent backyards which will be worse in the winter with no leaves or reflection when snow is on the ground. The electric company is looking at other alternatives.

- They still have not shared plans about the landscaping or fencing. Residents with adjacent properties would like to start making plans to block the sight of the buildings.
- Van Buren township meetings are the third Wednesday of every month at 5:30 at the Van Buren Fire Department. Station 29. Dawn will attend when possible to stay on top of the project or contact Rita when necessary.
- The Van Buren website is [www.vanburentownship.org](http://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- No update.
- Communication updates (Facebook, Next Door)-No update.
- Annexation- No update.

#### ***HOA Administrator Report – Michael Rousey***

- Homeowner issues/ violations- The HOA is keeping an eye on the violations at Waterstone Trace, West Lake Ct & Bosell Ct. Michael will be sending a letter to have these vehicles relocated. To track violations and the status of each reported one, we will be creating an tracking system.
- Dues Collection/ Balance/ Financial reports
  - Expenses are in line with expected and actual expenditures for the year. Michael will send reports for the website.
- Attorney discussion & update
  - No update- Michael will be forwarding past due balances to our attorney for collection.

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

- Next week: discussion of Fall Fieldstone garage sale date.
- Ongoing- digitalizing records and utilizing our OneDrive account. Everything will be electronic except for the bank statements.
- Dawn expressed her appreciation to each board member and the administrator for all they do.

#### ***Adjournment***

- Ian made the motion to adjourn; Laurel seconded. The meeting was adjourned at 8:05 p.m.