

# HOA BOARD MINUTES

## Fieldstone Homeowners Association

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June 11, 12024, at 6:00 PM | Meeting called to order by Bill Navigato, President

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### In Attendance

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Bill Navigato, President; Barbara Schroeder, Treasurer; Tom Musto, Vice-President; Tim Ward, Secretary and Magaly Loy, were all present.

Meeting called to order at 6:00 PM

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### Board Welcome

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1. Meeting was held at the Savoy Recreational Center and 15 Fieldstone residents were in attendance.
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### Approval of Minutes

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1. Minutes of the November 11, 2023, meeting are posted on the fieldstonehoasavoy.org website under meeting and reports.
    - Navigato motioned to approve November 11, 2023, minutes, Schroeder seconded motion. Motion passed.
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### President's Report

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1. No report.
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### Treasurer's Report

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1. For the Quarter we've spent \$12,042, we've brought in \$43,000, which leaves a balance of \$30,999.98. We are on budget for the year and there are some bills due. Barb is working on the 2024 budget but is expecting increase in postage and software but is planning to buy stamps. The biggest expenditure for remained of the year will be landscaping.
  - Navigato motioned to approve Treasurer Report, Musto seconded motion. Motion passed.
2. Audience Inquiry:
  - What was the roadblock in getting the fountain working?
    - i. Navigato explained this was old business but the biggest obstacle was a lot of issues with the pond maintenance, broken equipment, served no function, pond was shallow and little to no purpose. We have talked to village and hired engineering company to assess.
    - ii. Shroeder shared that to take care of erosion was going to be \$300,000. We are putting money into a pond fund, so that we don't have an added assessment. The current focus is to stall and let grass grow around the south pond to help with erosion. North pond is not an issue beyond the low level.

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## Secretary's Report

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1. No report

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## Old Business

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1. No old business

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## New Business

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1. Navigato shares that we be sending a letter to everyone in the community to address all the common area issues that have been brought up in the past and that it will also go out to all new community members upon move in.
2. Navigato asked audience members if they have questions about anything or any issue, email the HOA Board as everyone on the board gets the email.
3. Navigato addresses the common areas and other issues around the community.
  - The common areas are only for homeowners/residents in the community.
  - Nobody is allowed to drive on the common areas (Phase 1, 2 and 3) without approval from HOA Board.
  - Christmas trees cannot be thrown into the pond.
  - A letter will be sent to the builders to reiterate this issue too.
  - There is no swimming in the ponds.
  - Mowing complaints of private residences is part of the Savoy Village responsibility. The height of grass is 6-inch and over. You can request the village to intervene with the resident by calling the village.
  - Garbage and trash on the lots, builders will be asked to clean up, if you see something, send the HOA Board an email and we will send you the builders' info for you to contact the builder.
  - Parking on the street is legal. The bylaws state there is no overnight parking, but we can't issue fines, and the village allows overnight parking. What isn't allowed is parking for more than 7 days on a street in Savoy. If you feel as if someone has exceeded 7 days, call the village and they will come out and begin the process of removing the abandoned vehicle. Rules about company vehicles or trucks do exist but we've been lenient.
    - A resident asks why we cannot fine for bylaw violations such as tall grass, garbage out too long, parking on the street?
    - Navigato explained that our covenants don't provide the HOA Board with the power to fine for violations but we do send letters when we are notified. The letter we will send will go to everyone and state all the expectations of living in the community.
  - If an HOA resident would like to begin the process of amending the covenants, they can do that as outlined in the bylaws.
    - Audience member asks about specific area on Winterberry. We will have our landscaping company take care of it (grate and seed) this fall. Will get a quote for the service.
  - Pets, residents are required to clean up after their pets and must be on a leash at all times. If they are not, call the Village of Savoy as this is an ordinance violation.

4. A resident asks if we can add images to the Facebook page, Shroeder shares that we are not involved in the management of the Facebook, but residents can add info if they choose too.
5. Navigator states we can have the HOA attorney send letters, but that comes at a cost.
6. A resident asks question about adding a privacy fence. Navigato shares that in Phase 2 and 3. Phase 1 allows them, but privacy fences are not allowed in 2 and 3. To have privacy fences or for that matter any changes to the covenants, there needs to be 50%+1 of the 191 homeowners (96 votes would be needed) to agree to the change. If a resident wants to change the covenants, draw up a letter to the board, which we will review and propose language changes, which will then be sent to the homeowners to vote on and the architecture committee to approve. The process could take a year or more.
  - Shroeder offers that if a resident wants to change one covenant, it would be a good time to address all changes.
  - Musto asks is the builders and the architect committee is ultimately the approvers, and would it be best suited to go to them first? If not, would a revised covenants matter? According to Navigato, we do have the power to change the amendments, but we will confirm with the attorney.
  - Additional discussion included a fence wall around the patio or porch, and as noted, it's allowed as long as it's not totally enclosed.
  - The resident will follow up with HOA Board about creating a new privacy fence covenant.
  - Musto suggests we make all the covenant changes at one time to make fixes in one change. Streamlining the process.
7. A resident asks how we can fine for late dues payments but not other violations, and Navigato shares that the HOA Board is reviewing the process of changing covenants to address violations and ability to fine.
8. Shroeder reviews letter going out to all homeowners and builders. All changes will be made based on this meeting, to include a new fee structure and procedure for all payments to HOA.
9. 2025 HOA Board election is coming up this fall with 3 positions open. We will determine a date for both Election meeting and the Annual Meeting. More to come.
10. Schroeder motions to put \$50,000 into a CD and will look for best rates for a year or less option. She will research and get back to board. Musto seconded motion. Motion Passed.

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## Next Meeting

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Looking at October for the next HOA meeting.

Motion to adjourn at 7:43 PM, Motion passed.

Respectfully Submitted, Tim Ward, Secretary