



Meeting came to order at approximately 6:35p.m.

In attendance:

HOA Board: *Bill Navigato, Dimuthu Tilakaratne, Larry Jacobson, Dee Holloway, David Eisenmann, Ephraim David, Michael Lauher, Darin McCoy, Elly Peirson; Fendi Efendi*

Homeowners: *Kendall Bergman, Ryan Hiser, Phillip Rowell, Janis Navigato, Martha Grothe*

I. Old Business

- a. **Minutes from prior meeting** - Elly Peirson provides a summary reading of minutes from November 14, 2019 election meeting.
- b. Michael Lauher moved to accept the minutes.
 - i. Dimuthu Tilakaratne seconded the motion.
 - ii. Motion passed with no opposition.

II. Treasurer's report

- a. **Financial reports** - Michael received four financial reports from the former bookkeeper that day, copies were tendered to those in attendance.
- b. **Bills** - A few outstanding bills were paid since the last meeting, including a bill to the Savoy Rec Center for the rental of the meeting space and office supply reimbursement.
- c. **Quickbooks** - Michael is working on setting up the HOA's Quickbooks account.
- d. **New Bank Account** - The HOA set up and transferred all funds to a new checking account at First Mid Bank & Trust in Savoy (1251 Woodfield Dr, near Schnucks). Current balance in the account is \$27,776.37.
- e. **Income** - Michael received a few dues payments already for 2020 (even though invoices have not yet gone out to homeowners). The dues paid were primarily from the developers who own a few of the lots and a recent house closing. Tanya Lewis indicated that some of the dues tendered to us were for Phase III and Phase IV lots. Michael is investigating the amounts to be returned to the Phase III/IV HOA.
- f. **Dues invoices** - Michael plans to have invoices sent by February 1; they will be due by February 29, 2020.
- g. **Budget** - Michael will calculate our proposed annual budget based on last year's profit and loss statement and circulate to the board members for approval.

- h. Denny Morgan moved to accept the Treasurer's report
 - i. Larry Jacobson seconded the motion
 - ii. Motion passed without opposition.

III. Architectural Committee

- a. **Architectural Control Committee** - David Eisenmann indicated that it is his understanding that the developers retain control over the approval of structural changes to properties such as fences.
- b. One of the homeowners expresses frustration because the developers rejected his proposal for a wooden fence without giving a reason. This occurred in September 2019, before our board was established. He wanted to know why the developers retain control when we now run the HOA.
- c. Others share this concern and a review the covenants showed that the HOA appears to retain all of the liability (for example if a homeowners sues the HOA for not being able to put up a fence of their choice), while the developers retain the power to control the Architectural changes in the subdivision.
- d. **Modification of Coventants** - Bill Navigato proposed that we investigate how to make the covenants for Phase I and II consistent with each other. Differences between the two coventants include the type and size of fencing and mailboxes. Discussed how it will be much easier for the HOA to enforce any rules if they are the same within the subdivision. General agreement by those in attendance.
 - i. Dee Holloway, David Eisenmann, and Elly Peirson to seek assistance from Harold Adams, real estate attorney, to modify the covenants, as discussed.

IV. Landscape Committee

- a. **Mowing** - Bill Navigato shared bids he received from three companies for mowing, fertilizer, and weed control.
 - i. A Plus Yard Care - \$11,756
 - ii. Sycamore - \$13, 500
 - iii. ERK Turk (current vendor) - \$15,326
- b. Elly Peirson moved to have A Plus Yard Care mow and treat our common areas in 2020.
 - i. Michael Lauher seconded.
 - ii. Ryan Hiser objected to not using ERK since they have been doing a good job in past years and expressed concern about going with an alternative company.
 - iii. Bill expressed frustration that ERK owns the land east of the Fieldstone Dr. homes and does not manage the noxious weeds adjacent to the homes on that side.
 - iv. Five board members oppose the motion, the motion does not pass.

- c. Ephraim David moved to go back to ERK, ask him to lower the price (and make clear that we will not be paying for him to mow some of the developers' empty lots), agree to control the weeds on the east side of the Fieldstone Dr. homes, and no mulch needed.
 - i. Darin seconded the motion
 - ii. The motion passed without opposition.
 - iii. Bill to contact ERK and report back to the board members
 - d. **Mulch and Landscape Budget** - Landscape committee requests an additional \$2000 in the budget to cover mulching, tree, and shrub replacement and pruning. We plan to do some of this work though volunteers in the community to cut costs and also to allow some community building.
 - e. **Drainage** - Phillip Rowell emailed Bill and Elly prior to the meeting expressing concern about drainage issues in the field between Fieldstone and Ridge Creek. Bill spoke to a civil engineer about the issue and learned that whenever it rains more than three inches there will be some water retention, particularly in our subdivision, which is built on heavy clay. The cost to build drainage trenches would be in the tens of thousands, if not more. The Village of Savoy, with due diligence, inspects the grading of the common areas.
 - f. **Ponds** - David Eisenmann moved to have the care of ponds fall under the responsibility of the landscape committee.
 - i. Dimuthu Tilakaratne seconded the motion.
 - ii. Motion passed without opposition
 - iii. Vendor who took care of the ponds in years past to continue because it doesn't seem like anyone else is available.
 - g. **Dog Waste** - Several homeowners expressed concern that dog clean up in the common areas has been an issue, especially in the field between the Fieldstone and Ridge Creek homes.
 - i. Larry Jacobson to investigate if a Village Ordinance is applicable.
 - ii. Discussed best way to communicate this reminder to homeowners.
- V. Park Committee
- a. Darin McCoy discussed wanting to have a design contest for the community to get kids and parents excited and invested in the project.
 - b. Darin contacted the Village of Savoy officials with no response
 - c. Darin to investigate:
 - i. Zoning issues
 - ii. A neighborhood canvas on interest
 - iii. Cost

- iv. If a fence is needed
 - v. Location
 - vi. Liability
 - d. Bill Navigato spoke to the major of Savoy who essentially said the Village has spent a lot of money renovating Colbert Park and they have no interest in building another park at this time. The major suggested looking at adding benches and other landscaping interest.
- VI. New Business
 - a. **Dues 2020** - Michael Lauher moved to have the 2020 dues remain the same
 - i. Dimuthu Tilakaratne seconded
 - ii. Motion passed without opposition
 - b. **HOA Board email account** - Elly Peirson moved to establish a central email account for the board to keep all board members in the loop and retain an archive of communications between homeowners and the board for future board members. The new email account is Fieldstone.HOA.Savoy@gmail.com.
 - c. In addition, existing board documents will be stored on the Google Drive for this account, visible only to board members.
 - i. Elly to investigate whether emailing homeowners violates the do-not-call registry and how to remedy that
 - ii. Michael Lauher moves to establish this central email account
 - iii. Dimuthu Tilakaratne seconded
 - iv. Motion passed without opposition
 - d. **Debris** - Discussion about addressing debris from the empty lots, particularly from construction.
 - e. **Covenant Compliance** - Establishment of a compliance committee or point of contact to inspect and report to the board any violations of the covenants. Larry Jacobson will be the point of contact for compliance. The board will determine the sanction.
 - f. **Welcome packet** - Michael Lauher moved to prepare a welcome packet to new homeowners with a copy of the covenants and other relevant documents. Effendi willing to help.
 - i. Dee Holloway seconded the motion.
 - ii. Motion passed without opposition.
 - g. **Directory** - Tanya updated a homeowner listing and provided to the Michael and Effendi, who will send a copy to the rest of the board.

Meeting adjourned at 9:06 pm

Next meeting in late April/May, as needed.