

# HOA BOARD MINUTES

## Fieldstone Homeowners Association

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May 3, 2023, 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 (present on Phone); Tim Ward, Secretary (present online via Google Meeting)

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 7 Fieldstone residents were in attendance. This meeting was called due to emergency issues with homeowner's sump pump and storm sewer blockages.
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### Approval of Minutes

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1. Minutes of November 11, 2022 meeting were posted on the fieldstonehoasavoy.org website under 2022 meeting and reports.
    - a. Ward motioned to approve 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. No Report
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### Secretary's Report

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1. No report
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### New Business

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1. Storm Sewer and Homeowner Liability
  - a. Over the past two weeks, the Board was informed by homeowners at 1310 Fieldstone that there were issues with blockage of sewer drainage in their backyards. Since this was an issue that the HOA wasn't absolutely sure of where the issue of blockage was, it was determined, with assistance from Rick Schroeder, that the HOA would call a drain cleaning company to come inspect the lines. We had Schoonover Sewer Service come out to inspect the lines only to be unable to clear the whole line. They work with Fred's Plumbing to help with larger issues such as this and to backhoe where needed. A few days later, Fred's and Schoonover arrived and after discussing the location of the blockage with Schoonover Sewer Service they excavated down to the storm drain line. They located the section of line where the sump discharge line for 1308 was connected

into the main line. The sump line was stubbed into the corrugated tile main and was not tightly fit, which had allowed significant root intrusion into the line and it was stubbed so far in Schoonover could not get past it. They cut open the line and found a root ball had formed in the main line, causing the blockage. They had Schoonover run their cleaning equipment through the line. A hydro-jetter was used to attempt to clear the line. The jetter encountered another blockage in the line a short distance from the original dig. They excavated at this location and found the sump discharge line for 1310 connected into the clean out draing, which was not per code, and roots had gotten into the main line through that connection. They cut open the line and cleared a second root ball from the pipe. Schoonover resumed jetting and was able to jet freely in both directions, the line appeared to be flowing well after jetting was complete. They installed new sections of PVC pipe to replace the removed sections of corrugated tile. The new sections of pipe were adapted to the existing line with fernco adapters. New PVC was installed in both sections of pipe and connected to the home sump lines. A new cleanout tee and surface cleanout access was installed in the line for future cleaning and maintenance access. The excavated area was backfilled with existing dirt. The existing corrugated tiles on the east side of the neighborhood will continue to be an issue, but existing code at the time of building allowed for the system to be installed. The HOA believes there will continue to be issues for homeowners due to tree roots plugging main lines.

- b. The invoices for Schoonover were \$1,077.50 (one for \$415 and one for \$662.50) and Fred's was \$2,124.24, for a total of \$3,201.74. Barb Schroeder informed us that the initial invoice from Schoonover for \$415 was already paid by the HOA.
- c. Continued discussion focused on the liability issues for the HOA and Homeowners. There was a previous issue with a homeowner sump pump a few years ago and the HOA determined it was the responsibility of the homeowner for all costs from sump pump failure. As mentioned previously, without any understanding of where the blockage issue was at 1308 and 1310, the HOA acted quickly to determine problem and to find a solution. The HOA does not want to set a precedent for these types of blockage or sump pump issues and will work in the best interest of the HOA and that homeowners are aware of the recent problems and that future issues will be the homeowner's responsibility.
- d. **MOTION:** Ward made motion to approve paying Schoonover invoice for \$415, and the HOA will reach out to the residents at 1308 and 1310 to split the remainder of invoice total \$2,786.74 (\$1,393.37 per). Navigato seconded motion. Motion passed. All attendees agreed with this solution.
- e. **MOTION:** Schroeder made motion to approve sending letters to all residents explaining liability of homeowners should similar circumstances arise. Navigato seconded motion. Motion passed.

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## Old Business

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1. There is still an opening for a HOA Board Member. If anyone is interested reach out to an HOA Board Member.
2. The Village is currently undergoing a Storm Water Study, but Fieldstone was not a part of it. We've reached out again to Savoy after bringing to their attention that the storm sewers are in the easement. No new information about the ponds is available.

3. Phase 3 residents have requested the ability to vote since they pay HOA dues. Navigato contacted Paul Phillips and according to Phillips, he was unaware that the builders had to sign off on Phase 3 residents to be allowed to take part in HOA as a voting member. The board is going to check with the builders again but would like to bring on Phase 3 residents even if as a non-voting member. Representation is important as that section of the community is rapidly expanding.
4. Schroeder informed the HOA that there are three residents that have still not paid their 2023 HOA Dues.
5. **MOTION:** Navigato made a motion to send a letter to the three homeowners for final payment of HOA Dues within 30-days or dues will be sent for collections and all future expenses from collections and lawyer fees will be paid by homeowner. Schroeder seconded motion. Motion Passed

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### Next Meeting

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No next meeting is scheduled. Motion to adjourn at 7:00 PM

Respectfully Submitted, Tim Ward, Secretary