

HOA BOARD MINUTES

Fieldstone Homeowners Association

July 5, 2022, 6:00 PM | Meeting called to order by Bill Navigato, President

In Attendance

Bill Navigato, President; Barbara Schroeder, Treasurer; Tom Musto, Member at Large; Tim Ward, Secretary; Denny Morgan and Richard Schroeder, HOA members and residents

Meeting called to order at 6:00 PM

Board Welcome

- Meeting was held at the Schroeder residence with one additional homeowner in attendance.
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Approval of Minutes

- Minutes of the January online meeting was posted on our website fieldstonehoasavoy.org under 2022 meeting and reports.
 - Barb Schroeder will send the quarterly Treasurer Report when approved and so it can be added to the website for homeowners to view.
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President's Report

- Bill Navigato asked if anyone knows sign makers so that we can install "No Swimming" signs near the ponds.
 - Tim Ward and Bill will look into costs of signs around the ponds, 6-8 in total.
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Treasurer's Report

- Barb Schroeder shared there are only four (4) homeowners currently overdue for 2022 dues and that they will be sent reminders for payment.
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Old Business

- The community playground area, corner of Summerbrook and Ridge Creek, needs landscape maintenance. Weeds have overtaken the plant beds and the area has been neglected since homeowners that maintained it moved away or are unable to do it anymore. Discussion on what to do with the community area:
 - Savoy has been called to see about having it become a village park, but it is not large enough and they have passed on it.
 - We could find new homeowners vested in maintaining it.
 - We could have a community day to get together and freshen up the area.
 - We could have a community sale for the plants and boulders and then reseed for a natural landscape but keep trees and benches.
 - If it becomes a grass and tree landscape area, it could be incorporated into our current landscape maintenance/mowing package with A-Plus at no additional cost.

- Barb will draft an email and send to all the homeowners to review and request ideas on the community area. We will reassess in August after replies are received.
- The South Pond basin shoreline protection problem was discussed.
 - Barb and her husband Richard met with the Farnsworth Group in June to discuss options for the south pond. Farnsworth was the pond designer and presented the HOA with a proposal for scope of work to conduct an engineering analysis, which would provide design options, bid procurement and construction administration. The proposal shares full list of deliverables, timelines, and costs for the engineering analysis. The cost of the full proposal is \$12,000.
 - Bill asked if putting this out on a bid for other engineering firms for an RFP was worth it. Richard suggested that sending our bid requests while feasible, would most likely come back at a higher cost since Farnsworth did the initial design and has all that info available to them.
 - Tim asked if tasks (design options, bid procurement and construction administration) in the proposal could be separated and approved or if it was an all or none approach.
 - Barb shared that we could go with the tasks we feel is necessary or within our budget.
 - The 2022 Budget was approved with an engineering report line item to be conducted (\$3,000) and additional money can be moved from line items we are not going to use, such as Playground, to pay for additional cost.
 - The HOA Board agrees that something must be done to resolve the continued erosion around the pond and an assessment report like this is necessary. We know that there is a high cost to the eventual solution such as a Riprap bank or using native plants to stabilize the banks. But, without a plan in place, we do not know best option or exact cost. If we approve all or part of the Farnsworth Proposal, we can get the process started.
 - Tom Musto made a motion to spend \$6,600 for Farnsworth to create design options, hold HOA meeting and finalize plans with costs for the South Pond basin shoreline protection plan.
 - Second by Tim Ward
 - Motion Approved 4-0
 - Barb will reach out to Farnsworth Group to get us on their schedule.

New Business

1. Website will be updated to remove committee members since the current list is outdated and no new members have been identified.
2. Phone number is also to be removed from the website since it is not a working number.

Next Meeting

No next meeting is scheduled. Discussion was held to have a meeting in September or October, all homeowners invited, after the engineering report is in. Motion to adjourn at 7:15 PM. Respectfully Submitted, Tim Ward, Secretary