



HOA Board meeting

Meeting came to order at approximately 6:31p.m. via Google meeting

In attendance:

HOA Board: *Bill Navigato, Dimuthu Tilakaratne, Michael Lauher, Elly Peirson, Denny Morgan,*

Homeowners: *Barbara Schroeder, Ryan Hiser, Alyssa Marcantonio*

I. Secretary's report

- a. Minutes shared for January 19, 2021 meeting, copy offered for inspection, also available on the HOA website
- b. Michael Lauher moved to amend minutes to add a miscellaneous question about whether or not the HOA meetings fall under the Open Meetings Act – both Barbara and Michael's lay opinion, based on their research is that it does not.
- c. Elly moved to clarify that the 74 proxy votes, included Bill Navigato's vote, so there were only 73 proxies at the meeting.
- d. Barbara moved to accept the minutes, as amended, Denny Morgan seconded, motion passed without opposition.

II. Treasurer's Report

- a. We have collected approximately half of the dues so far.
- b. Michael submitted the cost of a reserve study by an engineering firm to the board. One quote was \$4000, the other did not respond.
- c. The tax preparation was no cost this year.
- d. Elly moved to accept the treasurer's report, Dimuthu seconded, motion passed without opposition.

III. Old Business – Bylaws amendment

- a. Modification to by-laws drafted by Harold Adams includes the following as discussed in July 1, 2020, September 15, 2020, and January 19, 2021 meetings:
 - i. Limit board members to 5 people
 - ii. Staggered terms
 - iii. Vote by email and other means than in person
- b. Must be approved by over 50% of homeowners (96 votes)
 - i. Michael requested discussion and suggested that a board of 7 instead of 5 members may better reflect the interest of all the homeowners. Michael moved to amend the bylaws accordingly. Barb seconded.

- ii. Discussion on whether Bill has authority under the current proxy to amend the bylaws to 7 members instead of the 5 circulated to homeowners.
 1. Michael suggested that according to Robert's Rules of Order, ch.57, § 11, a less restrictive amendment is valid by proxy.
 2. Elly opposed the amendment because the documents we submitted to homeowners detailed exactly what the amended bylaws would be and it would be unfair to change what homeowners agreed to at this late date, without notice. Elly suggested if we want to further amend the bylaws we should start again and resend the amendment Michael made to get homeowner concurrence.
 3. Michael countered that amending from 5 to 7 board members was less restrictive and allowed by Robert's rules, and gave the example that if an assessment is agreed to by the homeowners for \$40, but at the meeting the board suggests a lower amount, the proxy is still valid.
 4. Elly argued that the concept of less restrictive as to the number of board members was at least debateable and some homeowners may not agree increasing the number of board members is less restrictive because increasing the number of board members necessarily increases the number of people needed for a quorum. Since the issue is open for interpretation, it is unclear if Bill can vote by the current proxy on behalf of the homeowners. Denny agreed.
 5. Ryan suggested that having 7 or 8 board members would be more functional this year because people are likely to be more engaged.
 6. Barb recinded her second on Michael's motion to amend. No one else in attendance seconded Michael's motion, the motion did not pass.
- iii. Proxy vote – 73 people sent Bill their proxy approving the amendment at the January 19, 2021 meeting, inspected by Larry Jacobsen.
 1. Elly inspected and reviewed an additional 36 votes, giving Bill a total of 109 votes.
- iv. Those in attendance at the meeting voted as follows:
 1. Ryan Hiser – voted against the number of board members, but voted for the staggered terms and electronic voting

2. Michael Lauher – voted against the number of board members, but voted for the other two amendments
3. Dimuthu Tilakaratne – voted against the number of board members, but for the other two amendments
4. Elly Peirson – voted for all amendments
5. Barb Schroeder, Alyssa Marcantonio, and Denny Morgan, all voted for the amendments by proxy
6. Bill voted for all three amendments, and suggested a further amendment to increase the board size from 5 to 7 can be addressed at a later date, but at this point the amendment has on the table for months.
7. Final vote – 111 for all three amendments, 3 against the change in number of board members, but in favor of the staggered terms and electronic voting.

IV. Proposed budget

- a. Not including in the budget are the reserve study, sprinkler repair, and pond treatments
- b. Pond maintenance expenses are under budgeted, may be closer to \$5,500¹
- c. Erosion issues around the pond is a long-term issue that will need to be addressed, suggested that we start seeking quotes from engineers to address the issue, instead of a reserve study. The Village of Savoy may also be able to tell us how much abatement would cost without charging us to do a study.
- d. Elly suggested we cut the budget for shrubs and perennials but keep the irrigation at the entrances because watering has been difficult.
- e. One of the biggest expenses this year is grass repair.
- f. Question posed if homeowners around the ponds pay more in assessments than others? Answer- no, they pay a lot premium when they build, but the HOA doesn't see any of those funds.
- g. We moved the \$675 earmarked for "no swimming" signs to miscellaneous as well as the \$500 for accounting.
- h. Board can move budgeted funds without another meeting, but any unanticipated expenses will require a member meeting.
- i. Elly moved to approve the budget, Denny seconded, motion passed without opposition.

¹ The pond expenses could be as high as \$7,000, but the board has pulled from other line-itemed expenses and allocated funds in a miscellaneous line item if the pond expenses exceed the budgeted amount.

- V. Board Candidates for 2021 and election
- a. Eight people have indicated an interest in becoming board members next year
 - i. William Navigato
 - ii. Michael Lauher
 - iii. Denny Morgan
 - iv. Elly Peirson
 - v. Dimuthu Tilakarantne
 - vi. Tim Ward
 - vii. Ryan Hiser
 - viii. Barbara Schroeder
 - b. Michael suggested a secret ballot to avoid any retaliation or other issues
 - c. Elly suggested we send two envelopes – one to be returned to us with the lot number marked as “secret ballot” and we can ask two inspectors, who are not current board members or candidates to oversee the vote. We can also ask these inspectors to set up an email address that only they have access to. Elly will reach out to Rich Surles to see if he is willing to serve in this capacity.
 - d. Cumulative voting is permitted by statute. Meaning each lot is allowed up to five votes per ballot, in any combination they wish. Those votes can be one for each of five people; all five votes for one person; three for one and two for another, and so on.
 - e. Dimuthu suggested we look into voting by the application “electionbuddy” which is \$19.00. Michael brought up not excluding people who may not be tech savvy and allowing for a paper vote. Michael also suggested forming an election committee to suggest options. Bill recommended we keep things simple this year since it is already February and we look at other options for the next election.
 - f. Michael also suggested that each of the candidates submit a picture and short bio to him to publish on the HOA webpage to help all candidates gain some exposure.
 - g. Election will be sometime in mid-March

Meeting adjourned at 8:08 pm

Next meeting will be in the mid-March, possibly in person, if the Savoy Rec Center allows in person meetings.

Fieldstone Home Owners Association
2021 Budget to Actual
Proposed

	Jan - Mar, 2021	Jan - Mar, Actual	Apr - Jun, 2021	Apr - Jun, Actual	Jul - Sep, 2021	Jul - Sep, Actual	Oct - Dec, 2021	Oct - Dec, Actual	Total	Total to Date	Variance
Revenue											
Homeowners' Dues* (191 lots @ \$225)	40,950.00	0.00	1,575.00	0.00	450.00	0.00	0.00	0.00	42,975.00	-	(42,975.00)
Total Revenue	\$ 40,950.00	\$ 0.00	\$ 1,575.00	\$ 0.00	\$ 450.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 42,975.00	\$ -	(42,975.00)
Gross Profit	\$ 40,950.00	\$ 0.00	\$ 1,575.00	\$ 0.00	\$ 450.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 42,975.00	\$ -	(42,975.00)
Expenditures											
Computer and Internet	270.00	0.00	160.00	0.00	100.00	0.00	0.00	0.00	530.00	-	(530.00)
Fees	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	120.00	-	(120.00)
Insurance Expense	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	-	(2,500.00)
Landscaping and Groundskeeping											
General Maintenance	500.00	0.00	12,770.00	0.00	8,640.00	0.00	7,390.00	0.00	29,300.00	-	(29,300.00)
Mowing	500.00		4,390.00		4,390.00		500.00		9,780.00		
Lawn Treatment			3,000.00		1,500.00				4,500.00		
Spring Fertilizer				1,500.00							
Spring Maximizer with Crabgrass				1,500.00							
Grub Control				0.00							
Fertilization with Broadleaf Control						1,500.00					
Fall Turf Fertilization						0.00					
Pond Perimeter Weed Control			250.00		250.00				500.00		
Tree Pruning			300.00						300.00		
Mulching			1,830.00						1,830.00		
Lawn Repair							6,890.00		6,890.00		
Pond/Sprinkler Maintenance			3,000.00		2,500.00				5,500.00		
No Swimming signs			0.00						0.00		
Summerbrook Corner Improvement	0.00	0.00	1,220.00	0.00	0.00	0.00	0.00	0.00	1,220.00	-	(1,220.00)
Willow Structure			400.00						400.00		
Sign	0.00								0.00		
Little Library					0.00				0.00		
Perennials/Shrubs			0.00						0.00		
Lighting					0.00				0.00		
Play Mulch			300.00						300.00		
Landscape Fabric			100.00						100.00		
Staples			20.00						20.00		
Annuals			400.00						400.00		
Miscellaneous	0.00		0.00		0.00		0.00		0.00		
Entrance Improvement	0.00	0.00	2,850.00	0.00	0.00	0.00	0.00	0.00	2,850.00	-	(2,850.00)
Irrigation			2,850.00						2,850.00		
Tree/Shrubs/Perennials			0.00						0.00		
Miscellaneous			0.00						0.00		
Miscellaneous					0.00				0.00		
L and G Total	500.00	0.00	16,840.00	0.00	8,640.00	0.00	7,390.00	0.00	33,370.00	-	(33,370.00)
Office Supplies	100.00	0.00	150.00	0.00	0.00	0.00	200.00	0.00	450.00	-	(450.00)
Postage and Delivery	150.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	250.00	-	(250.00)
Professional Fees											
Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-
Legal	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	1,000.00	-	(1,000.00)
Professional Fees Total	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	1,000.00	-	(1,000.00)
Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00	-	(100.00)
Utilities	400.00	0.00	950.00	0.00	1,600.00	0.00	1,000.00	0.00	3,950.00	-	(3,950.00)
Miscellaneous	550.00		675.00		0.00		0.00		1,225.00		
Total Expenditures	\$ 4,700.00	\$ 0.00	\$ 18,615.00	\$ 0.00	\$ 10,240.00	\$ 0.00	\$ 9,410.00	\$ 0.00	\$ 42,965.00	-	(42,965.00)
Net Operating Revenue	\$ 36,250.00	\$ 0.00	-\$ 17,040.00	\$ 0.00	-\$ 9,790.00	\$ 0.00	-\$ 9,410.00	\$ 0.00	\$ 10.00	-	(10.00)
Net Revenue	\$ 36,250.00	\$ 0.00	-\$ 17,040.00	\$ 0.00	-\$ 9,790.00	\$ 0.00	-\$ 9,410.00	\$ 0.00	\$ 10.00	-	(10.00)

* Budget includes \$13,750 to be collected from Phase 3.