

# Board of Directors

## What does the Board Do?

- Makes decisions about the day-to-day operations and management of the community Association
- Protects the assets of the Corporation
- Creates and revises the budget and decides how money should be spent for the Association
- Establishes collections procedures
- Develops rules and regulations and enforcement mechanisms for violations
- Decides if/when to litigate to collect past due fees and enforce Covenants
- Hires and supervises independent contractors: CPA, attorney, Association Manager, maintenance personnel, repair personnel etc.
- Coordinates physical maintenance of the common areas

Per the Community Covenants, The board *may use a professional management company* to assist with, but not limited to all the above; Association needs.

The Board of Directors has hired Fieldstone Association Management as their managing agent, to assist them with managing the Association. Fieldstone is the managing agent for the HOA, on behalf of the Board and at the advisement of the Board of Directors. If correspondence is needed to be directed to the Board, homeowners would do so by sending their letter/email to the Association Manager, addressing the Board of Directors. The Board of Directors is made aware if ever a request for their information has been shared with the community and the homeowner that requested it. When the community transitions from Declarant Control, the Declarant Board will then meet with the community and address outstanding concerns and the homeowners will vote for their new Board of Directors.

Your Community has Covenants and Bylaws already in place and all the Homeowners that live there have agreed to them when they bought their home. In your community, there's a team of professionals already in place to ensure the assets of the community are cared for and work hard to protect them. Is this your first home purchase or your first time in a HOA community? Eventually, it may be the first time as one of the Board of Directors. Your Community is with a professional management company in place and is suited with professional vendors to assist with the Association needs. YOU're not alone and we're a team. It takes "U" and "I" to spell Community!

Welcome home!

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