

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Saturday, June 12, 2021

Board Members Present: Anna Abraham
John Boska
Melinda Boyd
Jennifer Foster
Blessing Irving

Homeowners Present: None

Others Present: None

Call to Order

John Boska called the Board meeting to order at 11 a.m.

Meeting Minutes

As this was the first meeting of the homeowner's Board of Directors, there were no minutes from previous meetings to be approved.

New Business

The Board discussed the selection of officers. The Board selected John Boska as president, Blessing Irving as vice-president, Jennifer Foster as secretary, and Melinda Boyd as treasurer. The Board discussed a draft Code of Conduct for the Board. A motion to approve the Code of Conduct as Board of Directors Position Number 1 was unanimously passed by the Board members.

The Board discussed how to staff the Architectural Committee and perform architectural change reviews. Jennifer Foster and Melinda Boyd were appointed to the Architectural Committee, with Jennifer serving as the chair of the Committee. As soon as turnover of the review function is received from the current property manager, the Committee will notify the homeowners and begin reviewing all pending architectural review requests. John Boska will establish an email account for use by the Architectural Committee. The Board notes that pursuant to Section 5.5 of the Declaration of Covenants, Conditions, Restrictions and Easements for Stonehurst Plantation Subdivision (CCRs), any previous architectural review requests that were not acted on within 30 days, and any previous unapproved architectural changes that were not challenged within 3 months of construction are considered to have satisfied Article 5 of the CCRs on Architectural Control. Those architectural changes are assumed to be approved by default, as long as they do not conflict with any mandatory requirements in the CCRs.

The Board discussed the fact that the CCRs do not provide any rules on parking cars on the street. The Board concluded that street parking should follow the rules of the City of Easley, and that enforcement should be done by the City without any Board involvement. The Board discussed the prohibition in Section 7.15 of the CCRs on parking on non-paved areas. Considering the allowance in Section 7.15 for temporary non-recurring parking, the Board will consider if any parking on grass is temporary before enforcing the prohibition.

The Board discussed the hiring of a property manager. John Boska will get bids from property management companies and present them to the Board.

The Board discussed the need for liability insurance pursuant to Bylaws Section 6.2(e) and Bylaws Article 14. Anna Abraham will check on terms and pricing for a policy and present it to the Board.

The Board discussed the benefits of having a Stonehurst subdivision website, especially since not all homeowners use the Facebook page for Stonehurst. The Board decided to proceed with a website. John Boska will work on setting up a website.

The Board discussed hiring landscape contractors to maintain the common areas, such as the front sign area and the stormwater pond. The Board also agreed to provide spraying for mosquitos in the stormwater pond. Contracts will be reviewed by the Board prior to approval.

The Board discussed a proposal to amend CCRs Section 7.20 on swimming pools, to allow above-ground pools in the subdivision. The Board agreed to put the amendment up for a vote by the homeowners.

John Boska reported that he and Jennifer Foster would be meeting with Bob Heil, the current property manager, on June 15th to discuss turnover of HOA documents and monies.

The Board discussed a request by a homeowner to establish a policy for solar panels installed on roofs in the subdivision. The CCRs have no direct guidance on solar panels. The Board decided that input from the homeowners on this topic would be appropriate prior to a Board decision on solar panels.

John Boska reported that he is scheduling a meeting with City of Easley staff for further discussions on the City's prohibition of fences and other structures on the stormwater drainage easements which contain a buried stormwater drain pipe (20 foot wide easements). We are proposing to the City that homeowners will remove the fences if maintenance is needed and replace them after maintenance. The buried drain pipes are robust concrete pipes which rarely need maintenance.

Adjournment

The Board meeting was adjourned at 12:30 p.m.