

**STONEHURST HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting Minutes  
Wednesday, July 7, 2021

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

**Homeowners Present:**  
Karen Bittner  
Bud and Marilyn Hall  
Jim and Connie Waldinger  
Donna Bousman  
Kimberly Watson  
Patrick Bryant  
Ryan Boyd  
Courtney Wade  
Chris Driggers

**Others Present:** None

**Prior Board Decisions**

The Board made the following decisions prior to the July 7th Board meeting:

1. On June 27th the Board approved a contract with Chappy's Lawncare, LLC, to cut the grass at the common area at the entrance sign.
2. On June 28th, the Board agreed to a bid by Carolina Water Company to fix the sprinkler system at the common area at the entrance sign.
3. On June 28th, the Board agreed to a contract with Unlimited Lawn Care to apply weed control and fertilizer at the common area at the entrance sign.
4. On July 6th, the Board agreed to replace the Thames Valley Dr street sign at Cherish Drive, as it is missing and both Ryan Homes and Youngblood Development Corporation (YDC) say that it is the HOA's responsibility.

**Call to Order**

President John Boska called the Board meeting to order at 5:30 p.m.

**Homeowner's Forum**

Several homeowners provided comments to the Board as follows:

1. A request was made to install a No Soliciting sign at the entrance to the subdivision. The Board agreed to research the feasibility of a sign. The Board noted that the Board has no authority to restrict the presence of people on the City streets of the subdivision, but that a sign may be a worthwhile deterrent.
2. A homeowner requested to know the amount of money in the HOA bank accounts. The Board replied that the Operations account has about \$48,000 and the Capital account has about \$7,000.

3. A homeowner asked if a directory of homeowners in Stonehurst subdivision could be published to make it easier to know your neighbors. The Board will consider this for the future, but likely would only list the names of homeowners who opt-in to this project.
4. A homeowner requested that curbing repairs be done on Henley Court at the same time they are done on Wiltshire Circle. The Board noted that Youngblood Development Corporation (YDC) was responsible for the repairs. The Board will request that YDC evaluate Henley Court for curbing repairs.
5. A homeowner noted that there are several dead trees located on property belonging to Cherish Ridge subdivision directly adjacent to the rear of the houses on Henley Court, that one has already fallen and damaged a fence, and could Cherish Ridge HOA be asked to assist in the removal of the dead trees. The Board agreed to contact Cherish Ridge HOA and request that.
6. A homeowner asked where they could find the Architectural Review form for the subdivision (which is required to be submitted for all changes external to the house, except for routine maintenance). The Board replied that the form is available on the HOA website, [www.StonehurstEasley.org](http://www.StonehurstEasley.org), and in the File section of the Stonehurst-Easley, SC Facebook page.
7. A homeowner asked when they could see the draft HOA budget for 2022. The Board will be reviewing the draft budget at the next Board meeting, and when it is approved by the Board it will be available on the HOA website.
8. A homeowner asked when the mulch and flowers will be renewed at the front entrance sign. The Board answered that they are getting bids from contractors and will be hiring a contractor soon.
9. A homeowner asked if there was any update to a City inspector's statement that fences should not be placed on storm drainage easements. The Board is not aware of any violations being issued. Since it is expensive to move fences, the Board recommends that if you get a violation, consider requesting a waiver from the City. The Board had mentioned to City representatives the possibility of the HOA requesting a blanket waiver covering all of Stonehurst, but was told that there was no precedent for blanket waivers. Note that there are no waivers for structures on the Force Main Sewer Line easement, those fences must be removed. Review your lot survey to see what applies to you.

### **Meeting Minutes**

The Board reviewed the minutes of the June 12, 2021 Board of Directors meeting, and approved them.

### **Status of Homeowner Vote On Above-Ground Pools and Solar Panels**

John Boska reported that 40 votes have been received so far. For above-ground pools, there were 30 in favor and 10 opposed. For solar panels, there were 36 in favor and 4 opposed. Since the above-ground pool vote is a change to the Covenants, Conditions and Restrictions (CCRs), it requires 89 votes in favor to approve the use of above-ground pools. If 30 votes in opposition are received, the change fails. The vote will continue until one of those numbers is reached.

### **E-Mail Accounts**

The Board discussed the need to have email accounts for email submission of Architectural Review requests and to allow homeowners to contact the Board. The Board approved acquiring 3 email accounts from our website provider at a total cost of about \$30 per year.

### **Hiring of Property Manager**

The Board reviewed a bid from Community Management Partners (CMP) to provide property management services for the Stonehurst HOA. The Board approved hiring CMP, with a start date of August 1, 2021. Since the contract requires the HOA to pay a \$100 transfer fee to CMP when a new

account has to be created when a house is sold by private sale (not Ryan Homes), the Board approved a \$100 HOA transfer fee charged to the new owners (typically paid at closing) when a house is sold.

### **Draft Budget for 2021**

The official 2021 budget dated December 31, 2021, and issued by the HOA Board (YDC, through Heil's office) in January 2021, did not contain enough details to support developing a budget for 2022. The Board reviewed a detailed revised 2021 budget, and will use that as a base for the 2022 budget. The revision is available on the HOA website under HOA documents.

### **Liability Insurance**

The Board discussed the need for liability insurance for the HOA and for the Board, as authorized by the CCRs and Bylaws. The Board will proceed with getting bids for insurance coverage.

### **Adjournment**

The Board meeting was adjourned at 6:30 p.m.