

**STONEHURST HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting Minutes  
Wednesday, September 8, 2021

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

**Homeowners Present:**  
Karen Bittner  
Bud and Marilyn Hall  
Jim and Connie Waldinger  
Donna and Walker Bousman  
Bob and Nancy Carroll  
Marsha and Gary Parker  
Krista and Rich Clement  
Brenda McKeraghan  
John Niespodziani  
David Irving

**Others Present:** None

**Prior Board Decisions**

The Board made the following decisions prior to the September 8th Board meeting:

1. On August 8th the Board approved a bid from Prestige Yard Care LLC to renew the mulch and flowers in the front common area.
2. On August 9th the Board approved a proposal from State Farm for liability insurance for the Homeowners Association (HOA) which included General Liability and Directors and Officers Liability.

**Call to Order**

President John Boska called the Board meeting to order at 7 p.m.

**Homeowner's Forum**

Several homeowners provided comments to the Board as follows:

1. Several homeowners complained about speeding in the subdivision. The Board will ask the City to increase police enforcement and explore the possibility of reducing the 25 mph speed limit.
2. Several homeowners complained about yards with poor yard maintenance. The Board will take action (starting with letters) if weeds in the yard exceed 12 inches in height, or 24 inches on steep slopes. If the problem persists, the Board will take additional actions as authorized by the Declaration of Covenants, Conditions, Restrictions and Easements (CCRs). Homeowners can report problems by email to Board@StonehurstEasley.org, and provide the address.
3. A homeowner stated that some homeowners were parking cars on the grass, which is not permitted by the CCRs. The Board noted that there is an allowance in Section 7.15 of the CCRs for temporary nonrecurring parking. If a homeowner notes that the parking is recurring and not

temporary, send an email to Board@StonehurstEasley.org with the address, and the Board will investigate.

4. A homeowner complained of a car parked on Thames Valley Drive near the stop sign where Thames Valley Drive meets Wiltshire Circle, which impedes vehicular traffic, and also of cars parking so as to block sidewalks. The Board notes that City rules forbid parking within 30 feet of the approach to a stop sign, and forbid blocking sidewalks, and that residents should call the City police nonemergency number and request that a ticket be issued. The Board has no authority to address these issues.
5. A homeowner noted that some homeowners were storing the new City trash bins where they could be seen from the street, in violation of the CCRs. The Board noted that some people have already constructed screened areas next to the house for them. The Board reminds all residents who plan to keep the trash bins outside that they will need a screen for them. Lattice or picket structures are acceptable, it does not have to be a solid screen. If the problem persists after one more month, the Board will take action.
6. A homeowner complained of dogs in back yards barking loudly and of dog waste not being routinely removed resulting in noxious odors. The Board recommends that homeowners follow the City of Easley General Regulation 90.25, "Noisy Dogs", and provide written complaints to the Animal Control Officer.

### **Meeting Minutes**

The Board reviewed the minutes of the July 7, 2021 Board of Directors meeting, and approved them.

### **Approval of BODP-2, Delinquency Collection Procedure**

The Board reviewed the draft of Board of Directors Position No. 2 (BODP-2), Delinquency Collection Procedure. The Board approved it by a vote of the Board. A copy will be provided to our property manager, Community Management Properties, LLC, (CMP) for use in the collection of delinquent accounts. It can be read on the HOA website, under HOA Documents.

### **Approval of Proposed Budget for 2022**

The Board approved a proposed budget for 2022 with an annual assessment of \$180. It can be read on the HOA website, under HOA Documents. The final budget will be voted on by the new Board in November.

### **Draft Notice of Annual Meeting**

The Board reviewed a draft notice of the annual meeting, which is scheduled for November 4, 2021, at 7pm at the Kimberly Hampton Memorial Library in Easley. CMP will mail the notice to all homeowners prior to the annual meeting.

### **Capital Account Renamed to be the Reserve Account**

The HOA has two bank accounts, the Operations Account and the Capital Account. Section 4.2(c) of the CCRS states that the Capital Account is optional. Section 4.8 of the CCRs states that a Reserve Account is required. By a vote of the Board, the Board renamed the Capital Account to be the Reserve Account.

### **Liability Insurance**

John Boska reported that liability insurance for the HOA has been issued by State Farm, and that the Certificate of Evidence of Insurance has been sent to the Board members.

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

John Boska reported that 59 votes have been received so far. For above-ground pools, there are 44 in favor and 15 opposed. For solar panels, there are 52 in favor and 7 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.

### **Adjournment**

The Board meeting was adjourned at 8 p.m.