

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Annual Meeting Minutes
Thursday, November 4, 2021

Board Members Present: John Boska
Blessing Irving
Melinda Boyd

Others Present: Kevin Bragman, Community Management Partners LLC

Homeowners Present:
David Irving
Cindy Boska
Jim and Maryanne Ebersole
Karen Bittner
Kevin Dillard
David Rogers III
Andi Hendricks
Jim and Connie Waldinger
Walker Bousman
John Niespodziani
Ron and Diane Crooks

Call to Order

President John Boska called the Annual Meeting to order at 7 p.m.

Proof of Notice

John Boska stated that a notice of the annual meeting had been mailed to all 118 households on October 1, 2021.

Approval of Prior Year's Annual Meeting Minutes

The Homeowner Board of Directors took over from the developer in June 2021. There were no prior annual meeting minutes to approve.

President's Report

President John Boska stated that the main purpose of the annual meeting is to elect a Board of Directors, and that all 5 of the Board positions are up for election every year. He stated that the HOA Architectural Committee function, to review the changes made outside our houses as stated in the HOA Covenants, Conditions, and Restrictions (often referred to as CCRs) has been retained by the Board and not delegated to our management agent (Kevin Bragman). Jennifer Foster is the chair of the Architectural Committee, but could not attend the meeting tonight. A frequent question by homeowners is where to get the Architectural Review Request form and how to submit it. The form is available on our HOA website, www.StonehurstEasley.org, and on our Facebook page. The form has instructions on how to submit it.

Treasurer's Report

Treasurer Melinda Boyd reported that the HOA currently maintains three bank accounts, the Operating account, the Reserve account, and the Management Agent account. The Operating account has about \$42,000, the Reserve account has about \$7,260, and the Management Agent account has about \$3,000. The HOA finances are in good shape, and the Board intends to reduce the annual assessment for 2022.

Elections

President John Boska noted that Blessing Irving, currently the Board Vice President, was the chair of the Nominating Committee. He asked Blessing to list the candidates nominated by the Nominating Committee. Blessing replied that John Boska, Melinda Boyd, Jennifer Foster, David Rogers III, and herself, were the candidates nominated. More candidates could have been nominated, but there were no other volunteers at the time. John noted that per the CCRs, it is acceptable to nominate more candidates from the floor at the annual meeting. John asked for any nominations from the floor, but there were none. John then made a motion to proceed with election by acclamation, rather than a written ballot, as there were 5 candidates and 5 open positions. This motion passed by a vote of the homeowners, and the 5 candidates were elected to the Board by acclamation.

Homeowners Forum

Several homeowners provided comments or questions as follows:

1. A homeowner asked about the 30 foot wide easement for the pumped sewage pipe (labeled Force Main Sewer Line on the lot surveys) which runs through his back yard, and if there is any possibility that Easley Combined Utilities (ECU) (who holds the easement) would allow sheds or fences to be built on the easement and then be removed by the homeowner if work needed to be done. John Boska stated that many lots have this easement in their back yards and ECU routinely patrols this easement. John did not know of anyone who had permission to place any structure or tree on this easement. There is a Frequently Asked Question (FAQ) on the HOA website that has additional details.
2. A homeowner noted that the Board was proposing to reduce the annual assessment to \$180 per household in 2022, compared to \$360 per household in 2021. The homeowner asked if the Board was confident that would be sufficient to pay the HOA expenses. Melinda Boyd said that the Board had made a good estimate of the annual expenses and were confident that the \$180 would be a reasonable match for the expenses, and that the Board had sufficient money in the HOA accounts to cover any shortages.
3. A homeowner asked if anyone knows the schedule for the developer to complete the concrete curbing repairs and the asphalt work on Wiltshire Circle. Unfortunately, the developer has not informed the Board of his schedule, and the contractors sometimes come to work on things and then leave before the work is completed. John Boska suggested that using the resident complaint system on the City of Easley website may lead the City to put some pressure on the developer.
4. A homeowner suggested that the Board should investigate adding lighting to the mailbox area, as people stopping on the road are in danger from cars going past and it will soon be much darker in the evening. The Board acknowledged the benefit of lighting, and will investigate what can be done.
5. A homeowner asked if any results were known from the speeding survey conducted by the City of Easley on Thames Valley Drive with recording equipment. The Board has not received any information, but will post it on the HOA website and Facebook page when it is received.

Adjournment

The annual meeting was adjourned at 7:40 p.m.