

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Monday, December 20, 2021

Board Members Present: John Boska
Jennifer Foster
Melinda Boyd
David Rogers III

Homeowners Present: None

Prior Board Decisions

The Board made the following decisions prior to the December 20th Board meeting:

1. On November 8th, the Board approved the meeting minutes from the Board meeting on November 4th.
2. On November 8th, the Board approved adding a second gate to the stormwater pond with the provision that the cost not exceed \$500.
3. On November 16th, the Board approved mailing the bill for the annual assessment of \$180 to the homeowners in January.
4. On November 17th, the Board approved making a request to the Cherish Road LLC subsidiary of Youngblood Development Corporation to revise the deed for the stormwater pond, as the original deed used an incorrect name for Stonehurst Homeowners Association, Inc. The revised deed was signed and recorded in Pickens County deed records on December 15, 2021.

Call to Order

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

Meeting Minutes

All minutes from previous Board meetings had been previously approved.

Meeting Topics

The Board approved sending a letter to three homeowners on Thames Valley Drive (220, 224, 228) who have a large retaining wall in their backyards. Since the wall is located on private property and not on a common area, the Board denies any responsibility for maintenance of the wall. This was necessary to help define the scope for the HOA reserve fund.

The Board discussed the need to remove graffiti from concrete curbs on Wiltshire Circle. Since most of the graffiti appears to be indecipherable, the Board decided to take no action at this time.

The Board approved a revision to Board of Directors Position Number 3, BODP-3, Violation Enforcement Policy, to reduce the nominal time allocated to correct a violation to 14 days from 30 days. The intention is to reduce the time that violations remain in the subdivision.

The Board discussed a project to improve the mailbox area. The Board will get bids to add lighting to the mailbox area, and will consider adding lighting to the front sign if costs are reasonable.

The Board approved a due date of February 28th for the 2022 annual assessment (\$180). The bill for the assessment will be sent to homeowners in January.

The Board will get bids for maintaining the stormwater pond in 2022, such as bush hogging. It appears that the developer is making progress toward acceptance of the stormwater pond configuration by the City of Easley. At that point the HOA, the owner of the stormwater pond, will become responsible for maintaining it.

The status of the homeowner vote to revise the Covenants, Conditions, and Restrictions (CCRs) to accept the use of above-ground pools was discussed. Only 61 votes have been returned of the 118 votes mailed. Of the 61 votes, 46 votes were in favor of above-ground pools. However, the CCRs require a 75% homeowner approval (89 votes) in order to change the CCRs. Therefore, above-ground pools are still not allowed in Stonehurst subdivision.

John Boska reported that Pickens County property tax for 2021 has been paid on both common areas owned by the HOA. The bill for the front sign area was \$38.97. The bill for the stormwater pond was initially \$652.64. John Boska successfully appealed this to the County to take advantage of a State property tax break given to HOAs. The final bill was \$64.10.

The Board plans to approve a financial audit of the HOA for 2021 by an accountant after bids for the audit are received.

Adjournment

The Board meeting was adjourned at 7:45 pm and the Board convened an Executive Session to discuss delinquencies and violation fines.