

**STONEHURST HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting Minutes

Saturday, March 12, 2022

**Board Members Present:** John Boska  
Blessing Irving  
Melinda Boyd

**Homeowners Present:**  
Dianne and Ron Crooks  
Marsha and Gary Parker  
Robin and John Niespodziani  
Connie and Jim Waldinger  
Walker Bousman  
David Irving  
Cindy Boska

**Prior Board Decisions**

The Board made the following decisions prior to the March 12th Board meeting:

1. On January 7, 2022, the Board approved installing a new access gate to the stormwater detention pond for \$986 to allow easier access for brush cutting in the pond. The developer created a new access point in order to remove extra storm drain pipes, but plans to restore the fence when the work is done, and will not pay for a gate. The Stormwater Director from the City of Easley agrees that the new gate is at an acceptable location.
2. On February 25, 2022, the Board approved a service call from Carolina Water, at the cost of about \$75, to advise the Board on the best path for a trench for the electric cable to supply the planned street light across from the mailboxes, to minimize damage to the sprinkler system. Carolina Water will also do a spring checkup of the sprinkler system operation.

**Call to Order**

President John Boska called the Board meeting to order at 4 p.m. John Boska announced that Jennifer Foster had resigned from the Board, and that the Board thanks her for her volunteer service, especially her work as the Chair of the Architectural Committee. The Board will select a replacement per Bylaws Section 4.6. If anyone is interested in serving on the Board and would like to be considered, please send an email to [Board@StonehurstEasley.org](mailto:Board@StonehurstEasley.org), or send John Boska a Facebook private message.

**Homeowner's Forum**

Homeowners provided comments to the Board as follows:

1. Homeowners asked what is the purpose of the colored flags stuck in the ground at the entrance area? The Board explained that the Board intends to install another street light on the sidewalk side near the mailboxes to provide some lighting to the mailbox area and that the flags mark the underground utilities that will have to be avoided when running an electric cable for the new light.

2. Homeowners asked what are the rules about house alarm systems that start sounding and are not silenced in a reasonable period of time? The Board replied that there are no rules in the HOA CCRS, but the City of Easley has rules (Chapter 98: Burglar and Fire Alarms). These alarms are required to be registered annually with the City. If an alarm has been disturbing the neighbors, the Board recommends that you report it to the Easley Police non-emergency number, along with the address of the house. After three false alarms, the City will issue fines.
3. Homeowners asked if the CCR rules against parking on the grass are being enforced? The Board noted that there is an allowance in Section 7.15 of the CCRs for temporary nonrecurring parking. The Board has not hired anyone to patrol the neighborhood to identify violations of the CCRs. If a homeowner notes that the parking on the grass is recurring and not temporary, send an email to Board@StonehurstEasley.org with the address, and the Board will investigate.
4. A homeowner noted that information on descaling the tankless water heaters that are used in the subdivision would be useful to the homeowners. The Board agreed to add information on descaling in the FAQ section of the HOA website.

### **Meeting Minutes**

The Board reviewed the minutes of the December 20, 2021 Board of Directors meeting, and approved them.

### **Meeting Topics**

The Board approved hiring Rapid-O Tax, a local Easley tax company, to do the HOA tax returns.

The Board approved a one year contract with Yard Mender ETC, LLC, for brush cutting the stormwater detention pond.

The current lawn cutting contract for the front common area expires on June 30, 2022. The Board decided to rebid this contract when the current contract expires.

The Board discussed the project to add a street light near the mailboxes to provide some lighting to the mailbox area. The "Call Before You Dig" markings revealed a large number of underground utilities in the area, and the electric cable for the light must be an underground cable. Because of the hazards and risks in the area, the Board decided to sign up for a street light under the Easley Combined Utilities (ECU) rental light program. The installation cost will be about \$2000 and the rental cost will be \$21 per month. ECU supplies the electricity, and does not charge for it under the rental light program. The Board agreed to hire Carolina Water, who has worked on our sprinkler system before, to repair any damage to the sprinkler system.

The Board will get bids to add lighting to the front sign. This project will probably be delayed until the new street light is installed to avoid interference between the contractors.

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

The Board plans to add flowers to the sign area, and potentially in other mulched areas after the Board reviews a proposal.

The Board plans to hire a contractor to paint the black fence at the entrance after bids are reviewed.

The Board noted there is money in the budget for a subdivision social activity. If any homeowner would like to take the lead on this activity, please send an email to [Board@StonehurstEasley.org](mailto:Board@StonehurstEasley.org).

**Adjournment**

The Board meeting was adjourned at 4:45 pm.