

**STONEHURST HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting Minutes

Tuesday, June 7, 2022

**Board Members Present:**

John Boska  
Blessing Irving  
Melinda Boyd  
David Rogers III  
Connie Waldinger

**Homeowners Present:**

Dianne and Ron Crooks  
Robin and John Niespodziani  
Jim Waldinger  
Donna and Walker Bousman  
Christina and Brock Hayslett  
Maryanne and James Ebersole  
Karen Bittner  
Ryan Boyd  
Cindy Boska

**Prior Board Decisions**

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

1. On March 31, 2022, the Board approved the meeting minutes from the Board's meeting on March 12, 2022.
2. On April 24, 2022, the Board approved a proposal by Chappy's Lawn Care to plant flowers at the front sign and to install sod to cover the trench which was created during the installation of the new streetlight across from the mailboxes.

**Call to Order**

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

**Homeowner's Forum**

Homeowners provided comments to the Board as follows:

1. A homeowner asked if grading between the sidewalk and the road at the front common area across from the mailboxes could be fixed. The 2 foot wide grass strip there is much lower than the curb and the sidewalk and creates a trip hazard when crossing to the sidewalk from the mailboxes. The Board said they would consider it for a special project.
2. A homeowner stated that some cars were still being parked on the grass, in violation of the Covenants, Conditions, and Restrictions (CCRs). The Board noted that they had received a complaint last week about several properties through email to Board@StonehurstEasley.org (one way to report potential CCR violations), and the Board would discuss enforcement action at the Board meeting today. The Board keeps these reports private, but will notify the submitter about the resolution on enforcement actions.

3. A homeowner asked how many violation submittals are being made to the Board email? The Board noted they are infrequent, maybe one a month.
4. A homeowner asked if there was a method to report potential CCR violations anonymously. The Board noted that in that case the Board would be unable to notify the submitter as to the action taken by the Board. The email submittal does not require the submitter's name, but the Board understands there will be some link between the email address and the submitter. However, the Board understands that some people may wish to remain anonymous, and will investigate if there is a reasonably inexpensive way to do this electronically, although it is available by sending a letter to the HOA PO Box.
5. A homeowner noted that there were some properties where the grass was not being cut in a timely manner. The Board said that currently none of those properties have been reported to the Board. To report a CCR violation, send an email to Board@StonehurstEasley.org or send a letter to the Board at P.O. Box 2848, Easley, SC 29641. The HOA property manager is not paid to perform neighborhood patrols. In a Board meeting on September 8, 2021, as noted in the meeting minutes, the Board decided that if weeds in the lawn reach 12 inches in height, the Board will take enforcement action.
6. A homeowner asked if there are any actions the Board could take to avoid properties in Stonehurst being turned into rental properties. The Board noted that CCR Section 2.2 says there are no restrictions on leasing your house other than including in the terms of the lease that HOA rules must be followed. In order to place restrictions on leasing, CCR Section 2.2 would have to be changed, which requires approval by 75% of the homeowners. The voting process for CCR changes requires an expenditure of about \$400. The last CCR vote failed due to poor participation, with only about half the homeowners in Stonehurst participating. Currently, out of 118 houses, 3 are rentals. Only one is by a large leasing company, the other 2 are by local private investors. If the Board notes a trend toward more rentals, the Board will consider pursuing a CCR change.
7. A homeowner asked if HOA notices could be posted on the Stonehurst Facebook Group. The Board noted that the Facebook Group is not an HOA function and not all homeowners are members of the Facebook Group. For that reason, the Board uses the Board website ([www.StonehurstEasley.org](http://www.StonehurstEasley.org)) for all the official HOA postings. Some HOA information may be discussed on the Facebook Group, but the official location is the website.
8. A homeowner noted that one house had an outdoor clothesline which is a violation of the CCRs. The Board noted that they had no knowledge of a clothesline being used, and that it should be reported to the Board.

### **Meeting Minutes**

All previous meeting minutes had already been approved by the Board.

### **Meeting Topics**

There had been an open position on the Board as of March 11, 2022, due to a resignation. Previous notices had solicited volunteers, but so far none were forthcoming. At this meeting, homeowner Constance (Connie) Waldinger stated her willingness to serve as a Board member. In accordance with Bylaws Section 4.6, the Board voted to select Ms. Waldinger as a Board member. She joined the Board for the rest of the meeting.

The Board discussed the draft Replacement Reserve Report, and voted to make it the official Replacement Reserve Report with correction of the typo on page 2 of the Replacement Reserves on deposit as of January 1, 2022. The correct number is \$7,260. The Board authorized the transfer of funds from the operating account to the reserve account to have 100% reserve funding of \$9,557 for 2022.

The Board discussed the draft Board of Directors Position (BODP)-4, Investment Policy, and voted to approve it. The new BODP-4 will be posted on the HOA website. When investment opportunities are identified, the Board will review them. Currently none of the HOA funds are invested.

The Board discussed the current contract with Community Management Partners, LLC (CMP) as the HOA property manager, which expires on August 1<sup>st</sup>, and requires the Board to give 30 days notice to terminate it. The Board is willing to renew for a year at the current rate. However, if there is a rate increase, the Board will have a further discussion on renewal.

The Board reviewed the Board's Request for Bid for a new contract for landscaping maintenance services at the front common area, and approved it. The Board will review the bids received and make a selection.

The Board reviewed the draft Board calendar for the remainder of 2022 and found it acceptable. John Boska will check on the availability of the Easley library for the annual homeowner's meeting.

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

The Board reviewed complaints on potential violations of the CCRs that had been submitted to the Board's email account. With regards to complaints about blocking the sidewalk, the Board did not locate any CCR which specifically discussed blocking the sidewalk. The Board notes that in a Board meeting on June 12, 2021, the Board determined that there were no CCRs specific to parking cars on the street, and that since the City of Easley will assume responsibility for the streets, the Board decided that street parking should follow the rules of the City of Easley, and that enforcement should be done by the City without any Board involvement. For the condition of blocking the sidewalk, the Board notes that the City also has rules about blocking the sidewalk, and decided that homeowners should report sidewalk blockage directly to the City police. The non-emergency number is 864-859-4025. There is also the option to report concerns under the Resident link on the City website, [www.cityofeasley.com](http://www.cityofeasley.com). The City rules can be read on the HOA website, [www.StonehurstEasley.org](http://www.StonehurstEasley.org), in the section on Frequently Asked Questions, under Easley Parking Rules.

For the concerns about parking on the grass, the Board agrees this is a violation of CCR Section 7.15, as it is not temporary nonrecurring parking. The Board will initiate procedure BODP-3, Violation Enforcement Policy, for these properties. BODP-3 requires first sending a letter, and if the problem is not corrected in a timely manner, the Board will take additional action, including fines.

The Board discussed a request by a homeowner for the Board to make another attempt to change the CCRs to allow above-ground pools. Due to the last failed attempt to do this in 2021, the Board is not willing to spend the money (about \$400) to do a vote by mail. But the Board is willing to take another vote if there is a cheaper method. It could be entirely by personal contact to get signatures, such as door-to-door, or set up a booth, or using some electronic method that guarantees a valid vote. Our property manager does not have an electronic method for voting.

The Board has purchased a No Soliciting sign to be installed at the entrance in the near future.

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

### **Adjournment**

The Board meeting was adjourned at 8:05 pm.