

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Monday, September 12, 2022

Board Members Present: John Boska
Blessing Irving
Melinda Boyd
David Rogers III
Connie Waldinger

Homeowners Present:
Nancy and Bob Carroll
Dianne and Ron Crooks
Matthew Walker
Jim Waldinger
Donna and Walker Bousman
Maryanne and James Ebersole
Marsha and Gary Parker
Karen Bittner

Prior Board Decisions

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

1. On June 12, 2022, the Board approved the meeting minutes from the Board's meeting on June 7, 2022.
2. On June 19, 2022, the Board decided that even though above-ground pools are forbidden by Covenants, Conditions, and Restrictions (CCRs), Section 7.20, the Board would not take enforcement action for kiddie pools that hold 18 inches of water or less.
3. On June 23, 2022, the Board approved hiring Prestige Yard Care LLC to replace our previous landscaping contractor.
4. On July 8, 2022, the Board approved a new property management contract with Kevin Bragman, our current property manager, with his new company, Greenville HOA Services, LLC, effective August 1, 2022.
5. On July 11, 2022, the Board concluded that fireworks in Stonehurst subdivision fall within the oversight of the City of Easley, and not the Board of Directors.
6. On July 19, 2022, the Board approved spending \$200 for Prestige Yard Care to remove a tree from an entrance shrubbery bed and to trim the crape myrtles along the sidewalk there.
7. On August 1, 2022, the Board approved \$10 per day in fines for a homeowner who did not maintain grass and weeds less than 12 inches as requested by a previous letter.
8. On September 11, 2022, the Board approved \$10 per day in fines for a homeowner who did not maintain grass and weeds less than 12 inches as requested by a previous letter.

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 the Board would enforce a standard for how tall grass and weeds could be on the steep backyard slopes, as the two properties adjoining his backyard have very tall weeds.

The Board had previously agreed on a standard of 24 inches for backyard slopes, and 12 inches for lawns, and will have violation letters sent to the two properties asking them to cut their slopes.

2. A homeowner asked that the Board enforce the restriction that trash carts should be kept in the garage or behind a screen (CCRs Section 7.13). The Board had previously posted a Frequently Asked Question (FAQ) on the HOA website (www.StonehurstEasley.org) with the rules about storage of trash carts. The Board agreed to enforce the restriction. The Board will have violation letters sent to properties identified as habitually leaving garbage containers in a visible location.
3. A homeowner asked if lighting could be added to the subdivision entrance sign. The Board agreed that lighting would be an enhancement. However, the current sign has rotted wood, and the Board is exploring replacement of the sign. The Board will consider lighting as part of this project.
4. A homeowner asked how many rental properties are in Stonehurst, and if there was a way to prevent large rental companies from buying houses in Stonehurst. The Board noted that currently, out of 118 houses, 4 are rentals, of which 2 are owned by a large rental company. 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 last CCR vote (on a different topic) failed due to poor participation, with only about half the homeowners in Stonehurst voting. If the Board notes a trend toward more rentals, the Board will consider pursuing a CCR change.
5. A homeowner asked who currently owns the streets in Stonehurst. The Board noted that to the best of our knowledge, the developer, Youngblood Development Corporation (YDC), still owns the streets, although YDC is working to turn the streets and sidewalks over to the City of Easley. A homeowner noted that in this case, the streets may be considered a private development and City Police would not have legal jurisdiction for items like traffic tickets. The Board speculated that YDC may have an agreement with the City to patrol the streets, as City Police do drive through the subdivision.
6. A homeowner suggested that it would be helpful to have a method to inform all homeowners of important items discussed at Board meetings. The Board noted that these items are put in the meeting minutes, but acknowledged that probably only a few homeowners read the meeting minutes. The Board will explore other ways of communicating with homeowners, such as a newsletter.
7. A homeowner suggested that the Board sponsor a "Yard Of The Month" award, to provide an incentive for homeowners to put more effort into beautifying their property. The Board discussed this after the Homeowner's Forum, and decided against it, as this type of competition is difficult to judge and may result in some homeowners feeling slighted.

Meeting Minutes

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

Meeting Topics

The Board approved a proposed budget for 2023. The proposed annual assessment remains at \$180, the same as 2022. The Board which is elected at the November 7th annual meeting will finalize the budget.

The Board approved the draft of the mailing to all the homeowners which will announce the annual meeting and provide a proxy/ballot form for those who can not attend the annual meeting. The HOA's property management company, Greenville HOA Services, will mail it in early October.

The Board agreed to schedule an audit of the HOA finances in January 2023.

Following storm damage to the entrance sign, Board members noted that most of the wood structures on the entrance sign suffer from wood rot. The Board agreed to explore a replacement of the sign with a more robust one, such as stone, and to remove the word Plantation and just use the name Stonehurst.

Due to rapid brush growth at the stormwater pond, the Board authorized a 4th brush cut of the pond this year at a cost of \$950.

The Board agreed to explore possibilities for a subdivision get-together using a catering contractor such as a food truck.

The Board reviewed the draft Board calendar for the remainder of 2022 and found it acceptable. John Boska has reserved the Easley library for the annual homeowner's meeting on November 7th at 7pm.

Adjournment

The Board meeting was adjourned at 8:25 pm.