

## **STONEHURST HOMEOWNERS ASSOCIATION, INC.**

Annual Meeting Minutes  
Monday, November 7, 2022

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

**Others Present:** Kevin Bragman, Greenville HOA Services, LLC

### **Homeowners Present:**

Cindy Boska  
Karen Bittner  
Andi Hendricks  
Brenda McKeraghan  
Jim and Connie Waldinger  
Walker and Donna Bousman  
John and Robin Niespodziani  
Ron and Dianne Crooks

### **Call to Order**

President John Boska called the Annual Meeting to order at 7:05 p.m. The members of the HOA Board of Directors introduced themselves. John Boska noted that Connie Waldinger was leaving the Board effective today, and thanked her for her volunteer service to the community. Andi Hendricks, a declared candidate for the Board, introduced herself.

### **Proof of Notice**

John Boska stated that a notice of the annual meeting had been mailed to all 118 households on October 7, 2022.

### **President's Report**

John Boska stated that the main purpose of the annual meeting is to elect a Board of Directors, and that all five of the Board positions are up for election every year. He highlighted some of the Board activities this year. The Board officially took control from the developer in June 2021, so the Board has only been in existence for 16 months. In March 2022 the Board had a second access gate installed at the stormwater pond, and began the maintenance of periodically having the pond brush cut. We are required by the City of Easley to keep brush reasonably low in the pond and on its berm. In April the Board filed the income tax returns for the Stonehurst Homeowners Association. The Association had no income tax for the year. Also in April the Board contracted with Easley Combined Utilities to install a new streetlight directly across the street from the mailboxes, to provide lighting for the mailboxes. The Board also paid for placing sod to cover the trench created for the power cable for the new streetlight, and for repairs to the irrigation system. In June the Board installed a sign at the entrance to show that this is an HOA Community and that soliciting is not permitted. However, be advised that the HOA has no power to enforce no-soliciting. In July our property manager, Kevin Bragman, decided to leave his old company, Community Management Partners, and start a new company, Greenville HOA Services, LLC. The Board decided to keep Kevin as our property manager and we have transferred to Greenville HOA Services effective August 1st.

## **Treasurer's Report**

Treasurer Melinda Boyd reported that the HOA Operating Accounts had a total of \$50,362.21 at the end of October, the Reserve Account had \$9,560, and that there were no concerns with the HOA's financial position. A homeowner noted that the proposed budget for 2023 was for operation at about an \$8,000 deficit, and that as the bank balances decreased, the Board would have to increase the annual assessment. The concern was that in a future year there may be a need for a large increase in the annual assessment. The Board stated that they would keep a close watch on the reduction of the surplus and that annual assessments would be increased slowly when needed to balance income with expenditures. The Board intends to maintain the annual assessment for 2023 at \$180, the same as in 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, David Rogers III, Andi Hendricks, 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 HOA ruling documents, it is acceptable to nominate candidates from the floor at the annual meeting. However, due to the votes already received in the proxy/ballot voting process, more than 12 votes would be needed to win a position on the Board. John asked for any nominations, but there were none. John then made a motion to proceed with election by acclamation, rather than a written ballot, as there were five candidates and five open positions. This motion passed by a vote of the homeowners, and the five candidates were elected to the Board by acclamation.

## **Homeowners Forum**

Several homeowners provided comments or questions as follows:

1. A homeowner noted that only a small percentage of the homeowners had come to the annual meeting. There was a discussion about the possible reasons for low attendance, and some ideas for increasing attendance. A homeowner noted that the sign near the entrance announcing the meeting was rather small. The Board agreed to look at options for a larger sign.
2. A homeowner asked if the streets, sidewalks, and stormwater pond have been accepted by the City of Easley. John Boska said that when he last checked, near the end of October, the City had not accepted them yet. The City was still requesting that the developer complete some items for turnover.
3. A homeowner noted that speeding is still a problem in the subdivision. The Board has no authority to fine speeders or install items such as speed bumps. In the past, the Board has reported the problem to the City of Easley, and there have been some police patrols.
4. A homeowner noted that there have been reports of thefts and other problems in Stonehurst and nearby subdivisions, and that perhaps a representative from the City Police could be invited to attend an HOA meeting to discuss the problem and to provide suggestions on how homeowners could enhance physical security. The Board agreed to make a request to the City Police.
5. A homeowner suggested that a small lending library be set up near the mailboxes. The Board is agreeable to the idea, but details of how the library would be managed have to be worked out.

## **Adjournment**

The annual meeting was adjourned at 7:35 p.m.