

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Thursday, March 9, 2023

Board Members Present:

John Boska
Melinda Boyd
Andi Hendricks
David Rogers III

Homeowners Present:

Bob Carroll
Cindy Boska
Connie and Jim Waldinger
Donna and Walker Bousman
Maryanne and Jim Ebersole
Marsha and Gary Parker
Karen Bittner
Kevin Dillard
Robin Niespodziani

Prior Board Decisions

The Board made the following decisions prior to the March 9th Board meeting:

1. On November 11, 2022 the Board approved the Meeting Minutes from the Board meeting on November 7, 2022 and from the Homeowners Association (HOA) Annual Meeting on November 7, 2022.
2. On December 17, 2022, the Board voted against the installation of dog waste collection stations (which included weekly emptying) due to the likelihood of obnoxious odors and the high cost.
3. On January 8, 2023, the Board awarded a pruning and landscaping contract to Prestige Yard Care, LLC, for work at the front sign common area.
4. On January 25, 2023, the Board approved an increase to \$100 per cutting of the front common area for Prestige Yard Care LLC.
5. On February 18, 2023, the Board approved a \$5 per day fine to a homeowner for a car parked on the grass.

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.

Homeowner Discussion With Officer Anderson

In response to a request by the Board, Officer Ashley Anderson from the City of Easley Police Department (PD) attended the meeting to provide information to the homeowners and answer questions. The City of Easley owns the streets in the Stonehurst subdivision and the Easley PD patrols there. One of the items discussed was the nonemergency phone number used to contact the Easley PD to report things that may not rise to the level of a 911 emergency call. Officer Anderson said that the police

non-emergency number is 864-859-4025, and that it is staffed 24/7, so feel free to call at any time. The staff there has communication with the officers on patrol in the City, so if they feel that your call warrants it, they will dispatch an officer to check on the problem. However, for serious problems still use 911. For 911 calls, under normal traffic conditions (not rush hour), police are usually at the scene in 3 to 4 minutes. If you have video evidence (maybe from a cell phone or a video doorbell, etc.), the police may be interested in collecting that evidence, so let them know. Other discussions included parking which blocks sidewalks (which is not permitted under City of Easley rules) and unlicensed motorbikes driven in the street.

Homeowner's Forum

Board president John Boska announced that the Board plans to replace all the wood pieces of the entrance sign due to extreme rot, which is likely caused by termites. The two stone piers will remain, and a stone wall will be added to span between the piers. The name "Stonehurst" will be attached to the front of the stone wall. This will probably happen within the next month. A homeowner asked if there will be lighting for the new sign. After the new sign is installed, the Board will pursue a contract to provide lighting on the sign.

Homeowners provided comments to the Board as follows:

1. A homeowner asked how many people were delinquent on their annual dues for last year, 2022. John Boska answered that 8 homeowners were delinquent at the end of 2022, but that the Board will ensure that all dues will be collected even if it requires legal action.
2. A homeowner asked if there was a need to increase the annual dues, given that the budget for 2023 shows the HOA spending more money than is taken in by dues. The Board answered that there is a surplus in the HOA operating account that will cover the deficit for several years, and that the Board will evaluate every year to see if conditions require an increase in the annual assessment.

Meeting Topics

The Board reviewed the draft HOA Federal income tax return, and decided it was acceptable to be signed by the Board president and submitted to the IRS. Since there is no income tax due on the Federal return, the State of South Carolina does not require a State form to be submitted.

The Board reviewed the bids for the replacement of the entrance sign and selected FAS Masonry LLC as the wall contractor and Absolute Sign Works as the nameplate contractor.

The Board approved getting a legal review of BODP-2, with a limit of \$300 for the legal fee. BODP-2 is the Board of Directors procedure for Delinquency Collection.

The Board agreed to get bids on adding lighting to the new front sign after the sign work is completed.

The Board agreed to review bids for performing an audit of the HOA financial documents.

The Board voted to approve the choice of Spero Financial credit union as an investment option. The Board will follow the guidance in BODP-4, which is the Board of Directors position on Investment Policy.

Adjournment

The Board meeting was adjourned at 8:20 p.m.