

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Tuesday, May 2, 2023

Board Members Present: John Boska
Blessing Irving
Melinda Boyd
Andi Hendricks
David Rogers III

Prior Board Decisions

The Board of Directors made the following decisions prior to the May 2nd Board meeting:

1. On March 12, 2023 the Board approved the Meeting Minutes from the Board meeting on March 9, 2023.
2. On March 20, 2023, the Board voted to approve the cost of a consultation with an attorney to discuss the HOA liabilities if the HOA were to install a playground in the front common area.

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.

Meeting Topics

The Board reviewed a change to BODP-2, Delinquency Collection Procedure. The delinquent homeowner would first receive a Notice of Delinquency from the HOA property manager asking for payment within 30 days. If payment is not received, the account will be turned over to a law firm for collection. As stated in the Covenants, Conditions, Restrictions, and Easements, the legal fees will be charged to the homeowner's account. The Board approved the change as Revision 1 to BODP-2, and decided to send a special letter to all currently delinquent homeowners advising them of the change and providing a final opportunity to make payment prior to the account being turned over to a law firm. The revised BODP-2 is available on the HOA website, www.StonehurstEasley.org.

The Board discussed a homeowner's request for a playground. The only location available to build a playground is the front common area which includes the entrance sign. John Boska reported on the consultation with an attorney as to the legal implications for Stonehurst Homeowners Association, Inc. The house most affected would be 107 Thames Valley Drive. The Board tabled the discussion until the Board could have a discussion with the new homeowner, as the house is under contract.

The Board reviewed a bid from Prestige Yard Care LLC to add mulch to the front common area. The Board approved the bid.

The Board reviewed a bid from Loring Electrical LLC to add LED lighting to the entrance sign. The Board approved the bid.

Adjournment

The Board meeting was adjourned at 8:05 p.m.