

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Tuesday, August 29, 2023

Board Members Present:

John Boska
Dianne Crooks
Melinda Boyd
Andi Hendricks
David Rogers III

Homeowners Present:

Connie and James Waldinger
Donna and Walker Bousman
Maryanne and James Ebersole
Marsha and Gary Parker
Karen Bittner
Jane Wassen
Ron Crooks

Prior Board Decisions

The Board of Directors made the following decisions prior to the August 29th Board meeting:

1. On May 9, 2023 the Board approved the Meeting Minutes from the Board meeting on May 2, 2023.
2. On May 9, 2023, the Board voted to approve a fine for a homeowner who was in violation of the HOA Covenants, Conditions, and Restrictions (CCRs).
3. On May 24, 2023, the Board voted to approve fines for two homeowners who were in violation of the HOA CCRs.
4. On June 6, 2023, the Board voted to give a contract to Prestige Yard Care to cut certain parts of the HOA common area down the slope from Henley Court. Prestige Yard Care already cuts the HOA common area at the entrance to the subdivision.
5. On July 3, 2023, the Board voted to approve the contract for another year, starting August 1, for our property management company, Greenville HOA Services LLC (GHS).
6. On August 17, 2023, following the resignation of Blessing Irving from the Board of Directors, the Board selected Dianne Crooks to serve on the Board until the annual Board elections in November 2023, in accordance with Bylaw Section 4.6.

Call to Order

John Boska called the Board meeting to order at 7 p.m. He announced that Blessing Irving had resigned from the Board, and that the Board had selected Dianne Crooks to take her place. Blessing had served on the Board of Directors since the original homeowner Board had been elected in June 2021. The Board thanked her for her service. He also announced that the HOA annual meeting will be on November 7, 2023. At all HOA annual meetings, all 5 of the Director positions are up for election. The Board will be sending a proxy/ballot to all homeowners which will include the names of any nominees. The ballot can be used if you are unable to attend the annual meeting. The Board needs the names of any homeowners who wish to serve on the Board by September 15, 2023. Please email your names to Board@StonehurstEasley.org. It is also possible to have nominations at the annual meeting, as long as the

homeowner volunteers to serve. Additional information is available at the HOA website, www.StonehurstEasley.org.

Homeowner's Forum

Homeowners provided comments to the Board as follows:

1. A homeowner stated that the sign used by the Board near the mailboxes to announce meetings was small and difficult to read, and asked if the sign could be larger and easier to read. The Board agreed to explore the purchase of a commercial signboard with larger lettering.
2. A homeowner asked about large trees just in back of her property on Henley Court, which looked as though they may fall in a storm. She asked if there was any rules about who takes care of diseased or damaged trees. John Boska replied that the property adjacent to Henley Court on that side belongs to the Cherish Ridge HOA. It is part of their stormwater detention pond property. When concerns about the trees were expressed in previous years, he had contacted the Cherish Ridge Board of Directors. They would not commit to pay to remove trees, but were willing to discuss allowing the Stonehurst homeowners to hire a licensed contractor to come on their property to remove trees. The homeowner also asked who is responsible for damages when a tree falls. The Board is not sure how legal liability is determined, but Andi Hendricks said she would try to find out.

Meeting Minutes

All minutes from previous Board meetings had been previously approved.

Meeting Topics

The Board discussed the Board calendar. The HOA annual meeting is scheduled for November 7, 2023. A Notice of Annual Meeting must be mailed to the homeowners 30 days prior to the meeting. The Board traditionally includes the Proxy/Ballot form and the draft budget for 2024 in that mailing, to avoid the expense of additional mailings. The HOA's property management company, GHS, will mail it in early October.

The Board reviewed the draft Notice of Annual Meeting and agreed on the wording. The Board then reviewed the draft budget for 2024. The Board agreed that some surplus funds should be retained in the HOA operations account to cover unexpected expenses that could result from unpredictable events such as flooding or tornados. The Board agreed that a reasonable amount is one year's budget amount. The Board approved a draft budget for 2024 with an increase of \$10 per year in the annual assessment, making the annual assessment for 2024 at \$190 per lot. Although that will not completely fund the HOA operations, the remaining funds (\$3,506) are available from the HOA operations account without reducing it below the desired level. The HOA reserve fund is currently fully funded, and the necessary contribution is budgeted for 2024.

The Board approved the Proxy/Ballot form. Candidates for the Board who submit their names by September 15, 2023, will be considered by the Nominating Committee for inclusion on the Proxy/Ballot form. Nominations from the floor are also allowed at the annual meeting. The Board selected David Rogers as the chairman of the Nominating Committee.

The Board discussed the status of delinquent accounts. The Board is following the instructions in the CCRs and the Board of Directors Position BODP-2, Revision 1, Delinquency Collection Procedure, for these collections. The CCRs and BODP-2 are available from the HOA website.

The Board is exploring possibilities for a subdivision get-together using a catering contractor such as a food truck. The Board is open to suggestions or volunteers from the homeowners.

Adjournment

The Board meeting was adjourned at 8:10 p.m.