

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Tuesday, November 7, 2023

Board Members Present: John Boska
Dianne Crooks
Melinda Boyd
Andi Hendricks
Jim Ebersole

Homeowners Present: None (Although some homeowners were still in the room after the annual meeting, they did not attend the Board meeting.)

Prior Board Decisions

The Board made the following decisions prior to the November 7th Board meeting:

1. On August 31, 2023, the Board voted to delay legal action for two homeowners who were overdue on their annual assessments, since they proposed payment plans.
2. On September 6, 2023, the Board approved the Meeting Minutes from the Board meeting on August 29, 2023.
3. On September 15, 2023, the Board approved the purchase of a sign board to announce HOA events at the entrance to the subdivision.
4. On October 10, 2023, pursuant to the authority granted to the Board by Bylaws Section 6.1.i (the power to establish rules or regulations), the Board approved an HOA rule for signs. The rule states that only short-term (less than 5 days), non-political signs (and no business advertising) are allowed at the subdivision entrance (common area). Short-term signs such as yard sales, open house for house sale, directions to a party, etc, are permitted at the entrance. One real estate sign (house for sale or rent) of a reasonable size is permitted in the front yards. Up to 2 political signs of a reasonable size (less than about 3 feet by 2 feet) are permitted in the front yards, limited to 3 months prior to the election date, with removal required 1 week after the election date. This rule is posted on the HOA website, www.StonehurstEasley.org.

Call to Order

John Boska called the Board meeting to order at 7:50 p.m.

Meeting Minutes

All minutes from previous Board meetings had been previously approved.

Selection of Board of Directors Officers

The Board discussed the selection of officers. The Board selected John Boska as president, Dianne Crooks as vice-president, Andi Hendricks as secretary, and Melinda Boyd as treasurer. Melinda Boyd, Andi Hendricks, and Jim Ebersole volunteered to be the Architectural Committee.

Approval of Budget and Annual Assessment for 2024

The Board approved the previously proposed budget for 2024 with an annual assessment of \$190 per household. This budget had been sent to all homeowners with the Notice of Annual Meeting dated October 6, 2023. It can be read on the HOA website, under HOA Documents. The Board decided that the bills for the 2024 annual assessment would be sent out in early January 2024, and will be due by February 29, 2024.

Other Topics

The Board discussed what would be appropriate holiday decorations for the entrance sign. In recognition of the diversity in the subdivision, the Board decided to select decorations such as snowflakes or snowmen. John Boska will provide samples to the Board for consideration.

The Board discussed the prizes for the Fall decoration contest. It was decided to award 3 \$50 gift cards from a local store, perhaps Winslett's Market if they have gift cards, for the 3 winners.

Adjournment

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