

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Annual Meeting Minutes
Tuesday, November 7, 2023

Board Members Present: John Boska
Dianne Crooks
Melinda Boyd
Andi Hendricks
David Rogers III

Others Present: Kevin Bragman, Greenville HOA Services, LLC

Homeowners Present:

Cindy Boska
Brenda McKeraghan
Connie and Jim Waldinger
Donna and Walker Bousman
Maryanne and Jim Ebersole
Marsha and Gary Parker
Karen Bittner
Jane Wassen
Ron Crooks

Call to Order

President John Boska called the Annual Meeting to order at 7 p.m. The members of the HOA Board of Directors, and our property manager, Kevin Bragman, introduced themselves. Jim Ebersole, a declared candidate for the Board, introduced himself. John Boska noted that David Rogers was leaving the Board effective today, and thanked him for his volunteer service to the community.

Proof of Notice

John Boska stated that a notice of the annual meeting had been mailed to the homeowners of all 118 houses on October 6, 2023.

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 about 2 and a half years. On January 13th, the streets in Stonehurst were deeded to the City of Easley, ensuring that the HOA would not be responsible for street maintenance. On April 14th, the major repair work on the front sign was completed, which involved the removal of all wood components due to termite damage and wood rot. On May 23rd, the addition of lighting to the front sign was completed. On August 7th, following the resignation of Blessing Irving from the Board of Directors, Dianne Crooks was selected by the Board to fill the position of Vice President.

Treasurer's Report

Treasurer Melinda Boyd reported that at the end of October the HOA Operating Accounts had a total of \$39,518.86, and the Reserve Account had \$13,015. The reserve account is fully funded in accordance with the replacement reserve report.

In the proposed budget for 2024, which was included with the notice of the annual meeting, the Board proposed to increase the annual assessment for 2024 by \$10 per year, to \$190 per year. Although there is still a surplus in the Operating Accounts, the Board has been reducing the surplus and sees the need to increase income since the yearly expenses are increasing.

Elections

President John Boska noted that David Rogers is the chair of the Nominating Committee. He asked David to list the candidates nominated by the Nominating Committee. David stated that Andi Hendricks, Melinda Boyd, Jim Ebersole, Dianne Crooks, and John Boska 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 governing 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 14 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 asked if the Easley police patrol the subdivision. The Board answered yes, and noted that Board members have seen Easley police cars on several occasions. When an unlicensed dirt bike was being ridden on Stonehurst streets, the Easley police responded to a homeowner complaint, stopped the rider and talked to him, and there were no further events.
2. A homeowner noted that speeding is still a problem in the subdivision. The Board noted that they have 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 the City installed a speed recording device for a couple of weeks, but did not take further action except for some police patrols. The City has told the Board that they will not authorize speed bumps due to the possibility of damage to emergency vehicles.
3. A homeowner asked if holiday decorations could be installed at the entrance sign. The Board noted that no decorations were installed last year, as the Board was concerned about recognizing the diversity of the neighborhood, since not everyone celebrates the same holidays. The Board will consider if appropriate decorations can be selected for the entrance sign, and noted that each homeowner is permitted to decorate their own house in a manner that appeals to them.
4. The Board had sponsored a Fall Decoration Contest, and the Board asked how the homeowners felt about such contests. Homeowners agreed that there were quite a few houses that were well decorated for Halloween or with Fall decorations.
5. A homeowner asked who repairs damaged curbs in the subdivision. The Board stated that since the City of Easley has taken ownership of the streets, the City should be responsible for the curbs.

Adjournment

The annual meeting was adjourned at 7:45 p.m.