

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Thursday, March 7, 2024

Board Members Present:

John Boska
Dianne Crooks
Melinda Boyd
Jim Ebersole (via telecom)

Homeowners Present:

Connie and James Waldinger
Donna and Walker Bousman
Karen Bittner
Maryanne Ebersole

Prior Board Decisions

The Board of Directors made the following decisions prior to the March 7th Board meeting:

1. On November 28, 2023, the Board approved paying Prestige Yard Care \$350 for landscape trim work at the subdivision entrance.
2. On December 8, 2023, the Board approved the minutes from the Annual Meeting and the Board Meeting which were held on November 7, 2023.

Call to Order

John Boska called the Board meeting to order at 7 p.m. The Board members introduced themselves and the meeting started with the Homeowner's Forum.

Homeowner's Forum

Homeowners provided comments to the Board as follows:

1. A homeowner stated that dog feces not being picked up has been a problem, especially in the lower section of Thames Valley Drive. It was discussed if stray dogs are the problem, but homeowners say that a small number of homeowners are not picking up after their dogs. Easley City Ordinance Section 90.06, "Animal Care", states that "Any owner, keeper, or other person having control or supervision of an animal must remove promptly all feces left by the animal on any street, sidewalk, or plaza or in any public park anywhere within the city." Section 90.02 states that the County Animal Control Officer shall have the power to enforce the Chapter 90 regulations. If homeowners can identify the responsible people, they could report it to the Pickens County Animal Control Officer at 864-898-2459. The Board also considers that leaving feces on another's property is a violation of the HOA's Covenants, Conditions, and Restrictions (CCRs), under section 7.10, as an unsanitary condition. The Board will send violation notices when offenders are reported to the Board. The Board will post an announcement on the HOA website with the rules about picking up after your dog.
2. A homeowner expressed concerns about speeding in the subdivision. The speed limit in the subdivision is 25 miles per hour. The Board has previously discussed speeding problems with City officials. The City owns the streets, and does not allow the construction of speed bumps on the streets. In 2021 the City conducted a one-week survey of vehicle speeds on Thames Valley

Drive using an automatic recording device. The City patrols the streets, but infrequently, since it is a relatively quiet subdivision. Homeowners could report speeding to the Police non-emergency number, 864-859-4025.

3. A homeowner expressed concerns about parking on the street that restricts the view of approaching traffic. Parking is subject to the City rules on parking, and is discussed on the HOA website in the Frequently Asked Questions section. The Board recognizes that cars can be legally parked yet still create difficulties in seeing approaching traffic, usually due to the road geometry, but the Board is not aware of any actions available to the Board to help this situation.

Meeting Minutes

All minutes from previous Board meetings had been previously approved.

Meeting Topics

The Board reviewed the HOA Financial Income Statement from 2023, and the draft HOA Federal Income Tax return for 2023. The Board approved the Federal Income Tax return. Since there is no taxable income on this return, the HOA is not required to file a State Income Tax return.

The Board discussed the Board calendar for 2024. Board meetings are currently planned for June, September, and November, and the HOA Annual Meeting is planned for early November. All meetings are subject to change if needed.

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 discussed having a welcoming committee for new residents in the subdivision. The Board will evaluate the associated costs prior to making a decision.

The Board discussed investing some of the Reserve Fund in Certificates of Deposit or other investments. The Board investment policy is stated in BOPD-4, Investment Policy, which is available on the HOA website.

Adjournment

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