

**STONEHURST HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting Minutes

Tuesday, August 13, 2024

**Board Members Present:**

John Boska  
Dianne Crooks  
Melinda Boyd  
Jim Ebersole  
Andi Hendricks

**Homeowners Present:**

Connie and Jim Waldinger  
Karen Bittner  
Jane Wassen  
Maryanne Ebersole  
Ryan Boyd  
Ron Crooks  
Marsha and Gary Parker

**Prior Board Decisions**

The Board of Directors made the following decisions prior to the August 13th Board meeting:

1. On March 13, 2024, the Board approved the minutes from the Board meeting held on March 7, 2024.
2. On May 21, 2024, following the guidance in Board procedure BODP-4, \$15,000 from the HOA Reserve Fund was invested in a certificate of deposit at Park National Bank.
3. On May 28, 2024, the Board approved a payment plan from a homeowner for their HOA debt.
4. On June 13, 2024, the Board voted to send a violation letter to a homeowner who had started an outdoor project without an architectural review.
5. On June 17, 2024, the Board voted to issue fines for a homeowner who had a trailer parked on the grass, and for a homeowner who had not cut their tall grass and weeds. Both had received HOA violation letters.
6. June 19-20, 2024, the Board voted to approve payment plans for two homeowners for their HOA debt.
7. June 27, 2024, the Board voted to issue a fine for a homeowner who did not respond to a violation letter for starting a project without an architectural review.
8. July 12, 2024, the Board voted to waive a fine as requested by a homeowner who was back in compliance with the CCRs.
9. July 31, 2024, the Board approved a payment plan for a homeowner for their HOA debt.
10. August 10, 2024, the Board agreed that Jim Ebersole would be the chairman of the HOA Nomination Committee.

**Call to Order**

John Boska called the Board meeting to order at 7 p.m. The Board members introduced themselves. John Boska announced that the HOA annual meeting is scheduled for November 7<sup>th</sup> at 7pm at the library, and that all five positions for the Board of Directors are up for election. There is a Nomination Committee, the chair is Jim Ebersole, Walker Bousman is a member of the Committee. If any homeowner wishes to

volunteer to be a member of the Committee, please send your name to [Board@StonehurstEasley.org](mailto:Board@StonehurstEasley.org). If any homeowner wishes to run for the Board of Directors, please send your name to that same email address by September 18<sup>th</sup>. It is also possible to nominate yourself at the meeting as a write-in candidate. There is additional information in the Announcement section of the HOA website, [www.StonehurstEasley.org](http://www.StonehurstEasley.org).

### **Homeowner's Forum**

Homeowners provided comments to the Board as follows:

1. A homeowner noted that grass and weeds in part of the HOA common area at the end of Henley Court was not being cut, although it has been cut in the past. John Boska stated that our landscaper is supposed to cut that area (which is not used much) once a month, and he will check with the landscaper to make sure it is still on his maintenance list.
2. A homeowner asked who was responsible for cutting the 30 foot wide sewer line easement which runs along the south side of the subdivision. He noted that Easley Combined Utilities (ECU), which has access rights to the easement, has sometimes cut it in the past, but it is now very overgrown in places. The Board noted that each homeowner's property line includes their section of the easement, so homeowners own the entire easement and are responsible for maintenance on the easement. ECU has cut the easement in the past, but at random intervals of about one to two years. The Board expects that ECU will cut it if it gets too overgrown, but it is still the homeowner's responsibility. (Refer to your lot survey for details. Also, homeowners are severely restricted in what they can do on the easement, as recorded in Pickens County land records. Further information is available on the HOA website, in the Frequently Asked Questions section.)
3. A homeowner discussed parking on the street that raises concerns about the ability of emergency vehicles to travel through the subdivision. The homeowner also noted that some homeowners appear to be parking on the street even though there may be room in their driveway or garage. There was a recent event when an ambulance responded to a call in the subdivision, and when the ambulance parked on the street there was already a car parked on the other side of the street. The passage between them was so narrow that large pickup trucks could not pass, and had to wait until the ambulance left. The homeowner suggested that a good rule would be to not have two cars parked on the street across from each other. The Board noted that the streets are owned by the City and street parking is subject to the City rules on parking, and the HOA has no authority to modify those rules. These rules are discussed on the HOA website in the Frequently Asked Questions section. The Board recognizes that cars can be legally parked yet still create difficulties, especially for the passage of large emergency vehicles such as fire engines. The Board's position is that if a homeowner believes that access for emergency vehicles would be difficult, the homeowner should call the police non-emergency number (864-859-4025) and report the problem. This has been done in the past, and an officer came and asked homeowners to move vehicles to resolve the problem. The homeowner volunteered to make a post on the Stonehurst Facebook Group to alert homeowners to the possible problems of parking on the street.
4. A homeowner reported that during heavy rain, mulch washes downhill from other lots and accumulates at the storm drain in his backyard. This makes him collect and dispose of the mulch, and sometimes causes clogging of the drain. The Board asked him to identify the lots that are the source of the mulch, and the Board will send a letter to those homeowners asking them to control their mulch.

### **Meeting Minutes**

All minutes from previous Board meetings had been previously approved.

## **Meeting Topics**

The Board reviewed the draft mailing needed to announce the annual meeting on November 7th to all homeowners. This includes the Meeting Notice, the Proxy/Ballot Form, and the draft 2025 Budget. The Board reviewed financial projections for 2024 and 2025, and voted to approve the draft 2025 Budget, which keeps the annual assessment at \$190, the same as 2024. The Board also approved the Meeting Notice and the Proxy/Ballot Form.

The Board discussed the status of delinquent accounts. The Board is following the instructions in the HOA Covenants, Conditions, and Restrictions (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 will proceed with recording liens for those accounts that have made no payments in 2024. The legal fees from the HOA attorney will be charged to those accounts as required by the CCRs. The Board also discussed HOA voting rights as stated in CCR Section 2.1.b. The Board voted to notify the homeowners with liens that their HOA voting rights would be suspended unless a payment plan is agreed to by the Board and payments are being made on the lien.

The Board discussed adding sprinklers to the front sign area that would cover the area where flowers are planted. The current sprinkler system is designed to cover just the grass area. The Board will consider this in detail when bids to perform the work are available.

The Board discussed that the discharge screen at the stormwater pond is clogged, resulting in a slow drain of the pond. The pond is designed to be dry again about three to five days after rainfall. We are unable to clean the screen due to the height of water around the screen, which restricts access. The Board decided to purchase additional equipment to aid in cleaning the screen.

## **Adjournment**

The Board meeting was adjourned at 8:20 p.m.