

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Thursday, November 7, 2024

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

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

1. On August 19, 2024, the Board approved the minutes from the Board meeting held on August 13, 2024.
2. On August 25, 2024, the Board approved a fine for a homeowner who had a prolonged violation of the HOA governing documents and had previously received a violation letter.
3. On September 7, 2024, the Board approved Board of Directors Position Number 5 (BODP-5), Flag Policy, which can be read on the HOA website, www.StonehurstEasley.org, under HOA Documents.
4. On October 5, 2024, the Board accepted a bid from Prestige Lawn Care, LLC, to replace the two trees damaged by hurricane Helene at the entrance sign.
5. On October 5, 2024, the Board accepted a bid from Yard Mender Etc., LLC, to repair the erosion caused by hurricane Helene on the berm of the stormwater pond.

Call to Order

John Boska called the Board meeting to order at 7:45 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 and chairman, Dianne Crooks as vice-president, Andi Hendricks as secretary, and Melinda Boyd as treasurer. Melinda Boyd, Andi Hendricks, and Jim Ebersole will continue to serve on the Architectural Committee.

Approval of Budget and Annual Assessment for 2025

The Board approved the previously proposed budget for 2025 with an annual assessment of \$190 per household. This budget had been sent to all homeowners with the Notice of Annual Meeting dated October 7, 2024. It can be read on the HOA website, www.StonehurstEasley.org, under HOA Documents. The Board decided that the bills for the 2025 annual assessment would be sent out in early January 2025,

and will be due by February 28, 2025.

Other Topics

The Board decided to have a Holiday/Winter decoration contest, similar to the Fall decoration contest last year. Three winners will be selected to receive gift cards.

The Board discussed the recent law (Corporate Transparency Act) requiring corporations to register the beneficial owners (Board of Directors for HOAs) with the U.S. Department of the Treasury. Registration is currently required by December 31, 2024. The Board will do this registration in December unless the rules are changed to exempt HOAs.

The Board decided to place small American flags at the entrance sign on certain National Holidays to commemorate the holiday. Those holidays are Veterans Day, Memorial Day, Juneteenth National Independence Day, and Independence Day.

Adjournment

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