

**STONEHURST HOMEOWNERS ASSOCIATION, INC.**

Annual Meeting Minutes  
Thursday, November 7, 2024

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

**Others Present:** Kevin Bragman, Greenville HOA Services, LLC

**Homeowners Present:**  
Walker Bousman  
Connie and Jim Waldinger  
Marsha and Gary Parker  
Karen Bittner  
Ron Crooks

**Call to Order**

President John Boska called the Annual Meeting to order at 7 p.m. The members of the Stonehurst Homeowners Association (HOA) Board of Directors, and our property manager, Kevin Bragman, introduced themselves.

**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 7, 2024.

**President's Statement**

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.

**Treasurer's Report**

Treasurer Melinda Boyd reported that at the end of October the yearly income for the HOA was \$24,060.02 and the yearly expenses were \$23,075.11. With two months of expenditures left in the year, the HOA is on track to finish close to the budgeted total for 2024 of -\$3506. The Board had budgeted for a negative amount in order to reduce the excess funds in the Operating Accounts. (The Operating Accounts at the end of October had \$34,874.21). Walker Bousman asked how much would the annual assessment for each household have to be raised in order to have a balanced budget. Melinda estimated about \$30, but explained that the Board kept close track of the budget and would increase the annual assessment in small amounts as needed to avoid any large increases. There was a \$10 per month increase in 2024, bringing the annual assessment up to \$190, but the Board does not see the need for any increase in 2025. The Reserve Account has a balance of about \$16,400 and is fully funded in accordance with the Replacement Reserve Report. There is about \$15,000 of the Reserve Account in a Certificate of Deposit,

which is used in order to earn interest on the Reserve Account. John Boska noted that the Reserve Account is only to be used for the replacements listed in the Reserve Report.

### **Elections**

John Boska noted that Jim Ebersole is the chair of the Nominating Committee, and that Walker Bousman also served on the Committee. He asked Jim to list the candidates nominated by the Nominating Committee. Jim stated that the current Board members were the only volunteers for the Board positions, and that they are the five candidates nominated by the Committee. John noted that per the HOA governing documents, it is acceptable to nominate candidates from the floor at the annual meeting. John asked for any nominations, but there were none. John then made a motion to proceed with election by acclamation (a show of hands), 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 noted that she lives on Wiltshire Circle and usually walked her two small dogs there. However, on at least two occasions, larger dogs, including a pit bull, were loose and came running toward her dogs. There was a lot of barking between the dogs, and they were not friendly, so she had to pick up her dogs to avoid any altercation. She stated that the dogs belonged to homeowners on Wiltshire Circle. She asked if there was anything the Board could do to ensure that dogs did not run loose in the neighborhood and avoid these problems. She stated that because of these encounters, she now takes her dogs out of the neighborhood to walk them. Board members noted that the HOA governing documents do not provide police powers to the Board. This situation would need to be handled by the Easley City Police or by the Pickens County Animal Control Officer in the sheriff's office (this is explained in the Frequently Asked Questions on the HOA website, [www.StonehurstEasley.org](http://www.StonehurstEasley.org), which is linked to a copy of the Easley Animal Ordinance. Dogs may not repeatedly run unleashed off their property if constituting a nuisance to others, and must wear a rabies tag).
2. A homeowner noted that Halloween traffic in the subdivision was of concern. Many non-residents come to the subdivision for Trick-or-Treat, and there are a lot of vehicles driving in and out and letting off or picking up children. The streets are narrow, and small children frequently cross the street. The concern is that some drivers are driving too fast or are distracted, and children in costume may have impaired vision. The homeowner understands that City Police are responsible for traffic control, but asked if the HOA could help the situation, perhaps by putting up signs at the entrance asking non-residents to walk rather than drive, or at least drive carefully. Another suggestion was to set a neighborhood policy to start early, perhaps 5pm, so that most residents with younger children could Trick-or-Treat before it got dark. The Board agreed to consider these for next Halloween.
3. A homeowner asked if a 30 foot flagpole with a solar-powered light flying the American flag could be installed near the entrance sign. The Board agreed to discuss this, but it would add additional maintenance items for the HOA.

### **Adjournment**

The annual meeting was adjourned at 7:40 p.m.