

## **STONEHURST HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting Minutes

Wednesday, March 12, 2025

### **Board Members Present:**

John Boska  
Dianne Crooks  
Melinda Boyd  
Jim Ebersole

### **Homeowners Present:**

Connie and Jim Waldinger  
Walker and Donna Bousman  
Marsha and Gary Parker

### **Prior Board Decisions**

The Board of Directors made the following decisions prior to the March 12th Board meeting:

1. On November 10, 2024, the Board approved the minutes from the Annual meeting and the Board meeting held on November 7, 2024.
2. On December 3, 2024, the Board approved the installation of a drip irrigation system for the flowers and shrubs at the entrance sign.
3. On January 24, 2025, the Board approved removing a tree from the stormwater pond common area that was leaning and would hit a homeowner's driveway.
4. On February 19, 2025, the Board made a determination that fence damage that had not been repaired for four months was a violation of the HOA Covenants, Conditions, Restrictions, and Easements (CCRs) Article VI, and a violation letter will be sent to the homeowner.

### **Call to Order**

John Boska called the Board meeting to order at 7:05 p.m. The Board members introduced themselves.

### **Homeowner's Forum**

Homeowners provided comments to the Board as follows:

1. A homeowner noted that the roof of a house had been damaged in a storm and covered with a tarp several months ago, but repairs had not been made. The Board agreed that it was a violation of CCR Article VI, and will have a violation letter sent.
2. A homeowner discussed parking on the street that restricts the view for drivers and makes it difficult to see if there is oncoming traffic. The Board reminded homeowners that the City of Easley owns the streets, and the Board does not have the authority to regulate cars parking on the street. If the parking causes a concern about the ability of emergency vehicles to travel through the subdivision, please report it to the police using their non-emergency number, 864-859-4025, which is staffed around the clock. The police have previously responded to calls like this, and they knocked on doors and asked people to move their cars. It can also be appropriate to gently remind neighbors of the parking problems using the Stonehurst Facebook Group.
3. Homeowners reported that certain young men have been cutting through the subdivision, usually at night, walking from the area of the 18 Mile Creek sewage pumping station, up through Wiltshire Circle and Thames Valley Drive, then cutting across properties on Thames Valley to

head toward the West End Elementary School. Some homeowners have asked them to stop trespassing on private property, but they have not obeyed. The Board recommends contacting City police.

4. Homeowners discussed that there were occasional loose dogs in the neighborhood. The Board recommends quickly posting any viewing of loose dogs on the Stonehurst Facebook Group, as this has helped reunite dogs with their owners in the past. If a dog appears to be very aggressive, the phone number for the Pickens County Animal Control Officer (864-898-2459) can be found on the HOA website, [www.StonehurstEasley.org](http://www.StonehurstEasley.org), in the Frequently Asked Questions section, along with additional information on Animal Control rules.
5. A homeowner reported that on Memorial Day at 10am (weather permitting), there would be a memorial service at the helicopter monument at the Hampton Memorial Library in Easley for United States Navy submariners who died in the line of duty.

### **Meeting Minutes**

All minutes from previous Board meetings had been previously approved.

### **Meeting Topics**

The Board discussed the Board calendar events that will be coming up soon. The deadline for filing the HOA income tax returns is April 15, 2025. John Boska is responsible for filing the returns.

The Board reviewed the history of HOA expenditures over the last four years. The budgeting process has been reasonable and the expenditures have been close to what the Board expected.

The Board voted to accept a bid from Prestige Yard Care LLC to renew the mulch at the entrance common area. Prestige currently does the landscaping work for the entrance common area.

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 will have the HOA property manager proceed with late fees for homeowners who are delinquent on their annual assessment payment, which was due on February 28, 2025. The Board also voted to proceed with foreclosure proceedings on an account that has been delinquent for a long period of time and has previously had the HOA lien recorded in the Pickens County land records.

### **Adjournment**

The Board meeting was adjourned at 8:07 p.m.