

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

September 15, 2025

Board Members Present:

John Boska
Dianne Crooks
Melinda Boyd
Andi Hendricks
Jim Ebersole

Homeowners Present:

Karen Bittner
Connie and Jim Waldinger
Marsha and Gary Parker
Maryanne Ebersole

Prior Board Decisions

The Board of Directors made the following decisions prior to the September 15th Board meeting:

1. On March 16, 2025, the Board approved the minutes from the Board meeting held on March 12, 2025.
2. On April 20, 2025, the Board voted to send a violation letter to a homeowner who had started a construction project without getting an HOA Architectural Review approved.
3. On May 3, 2025, the Board approved 2 maintenance contracts for the stormwater pond, Ray's Beaver Removal to remove groundhogs, and Dragonfly Pond Works to fix other items in the pond.
4. On May 16, 2025, the Board determined that a roof with a temporary patch covering missing shingles for an extended period of time was a violation of the HOA Covenants, Conditions, Restrictions, and Easements (CCRs), Article VI, External Maintenance, and that a violation letter should be sent to the homeowner.
5. On June 9, 2025, the Board voted to apply daily fines to certain homeowners who had been sent letters to maintain their lawns but still allowed grass or weeds to get taller than 12 inches for extended periods of time.
6. On June 22, 2025, the Board approved daily fines for a homeowner who had been sent a violation letter but had not fixed a temporary patch on the roof.
7. On June 30, 2025, the Board voted to renew the HOA liability insurance policy with State Farm, with a small increase in the monthly fee to \$175.25.
8. On July 2, 2025, the Board approved renewing the management contract with Greenville HOA Services (GHS) for one year, to August 1, 2026, with no increase in fees.
9. On July 7, 2025, the Board selected September 15th for the next Board meeting and November 6th for the annual meeting.
10. On July 23, 2025, the Board approved Revision 1 to the Stonehurst Replacement Reserve Report, with an increase to \$3535 for the annual contribution to the HOA Reserve Fund starting in 2026. The revised report can be read on the GHS payment portal, <https://greenville.cincwebaxis.com>.
11. On August 22, 2025, the Board 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.

Call to Order

John Boska called the Board meeting to order at 7:05 p.m. The Board members introduced themselves. John Boska announced that the HOA annual meeting would be held on November 6th at 7pm at the library, and that the primary item for the annual meeting is the election of the HOA Board of Directors. All five seats on the Board are up for election every year. Homeowners interested in running should submit their names by email to Board@StonehurstEasley.org by September 24th. There is also an option to nominate yourself at the annual meeting as a write-in candidate. There is additional information in the Announcement section of the HOA website, www.StonehurstEasley.org.

Homeowner's Forum

Homeowners discussed items with the Board as follows:

1. Maintenance of lawns continues to be a concern. The Board has been sending CCR violation letters, followed by fines if no action is take. The Board standard for a violation is grass or weeds taller than 12 inches. Both the front yard and the back yard have to be kept cut. A homeowner noted one property of concern. The Board will check that for a violation.
2. The use of electric scooters in the subdivision was discussed. The HOA has no control of this, as the City owns the streets and City rules apply. Drivers and scooter riders need to be attentive to avoid collisions.
3. Homeowners discussed that there were occasional loose dogs in the neighborhood, which can cause loud barking from neighborhood dogs, among other problems. In particular, a black poodle (from Cherish Ridge subdivision) has been seen lately. Homeowners have been helpful about posting any viewing of loose dogs on the Stonehurst Facebook Group to help reunite dogs with their owners.

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 Board must provide the Notice of Annual Meeting to GHS by September 30th, so GHS can mail it to all homeowners by October 6th, prior to the annual meeting on November 6th.

The Board reviewed financial projections for 2025 and 2026, and voted to approve the draft 2026 Budget, which increases the annual assessment from \$190 to \$205 for 2026, about an 8 percent increase. There had been no increase in 2025. The Board also approved the Meeting Notice and the Proxy/Ballot Form, which will have a list of candidates for the Board election. All five of the current Board members stated that they would run for the Board again.

The Board discussed the Nominating Committee, which is required by Section 4.3 of the Bylaws. The Committee will review the list of candidates for the Board. Jim Ebersole was named as the Chairman for the Committee. Other members include Walker Bousman and Andi Hendricks.

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 ensures that liens are recorded for those accounts that do not

make the payments for the HOA annual assessments. The legal fees from the HOA attorney are charged to those accounts as required by the CCRs. If there are no payments for an extended period of time, the Board will decide on proceeding with foreclosure.

The Board discussed if homeowners should be required to cut the 30 foot wide easement area along the south side of the subdivision for the pumped sewer line, as it is part of the homeowners' property. The Board decided against making it a requirement, as it generally abuts wooded areas that are not maintained. However, the Board appreciates those homeowners who take the time to cut it, as it improves the appearance of the subdivision.

The Board discussed a request by a homeowner for the Board to sponsor a food collection for a Greenville County food bank. The Board declined, as the Board believes that its efforts should be focused on local organizations.

The Board discussed Halloween trick-or-treat problems. Stonehurst subdivision is very popular, probably due to the close proximity of a large number of houses. Many vehicles bring trick-or-treaters to the neighborhood. The large number of vehicles create traffic jams within the subdivision. The Board discussed hiring police officers, but decided against it due to the expense. The Board will post a sign at the entrance asking people to park their cars and walk.

Adjournment

The Board meeting was adjourned at 8:15 p.m.