

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Annual Meeting Minutes
Thursday, November 6, 2025

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

Others Present: Kevin Bragman, Greenville HOA Services, LLC (GHS)

Homeowners Present:
Karen Bittner
Danielle Friddle

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 6, 2025.

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 the state of the HOA finances at the end of October. The Operating Fund has \$15,909.43 in the HOA's bank account and \$10,971.79 in the GHS bank account. The Reserve Fund has \$1,473.13 in the HOA's bank account and \$18,908.31 in a Certificate of Deposit. The yearly budget is over budget by about \$1,500 due to extra expenses for repairs to the stormwater pond.

Elections

John Boska noted that Jim Ebersole is the chair of the Nominating Committee, and that Walker Bousman and Andi Hendricks 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

A homeowner asked for an explanation of what the HOA Board did. The Board explained that the basic responsibilities were to prepare an annual budget, decide on a annual assessment from the homeowners to pay the expenses, collect the annual assessment (done by the property manager), hire contractors as necessary, pay the HOA bills, and enforce the HOA governing documents, ensuring that the subdivision presented a good appearance that would help maintain property values.

A homeowner asked if the Board would consider letting homeowners who operated companies bid on the HOA contracts. The Board said they will discuss that, since any requirements in the HOA governing documents would have to be followed.

Adjournment

The annual meeting was adjourned at 7:30 p.m.