

Stonecrest Homes Association
Annual General Meeting
East Hills Library Auditorium
May 29, 2019
7:00 pm

All Board Members Present: Mark Hausman, David Sandy, Gail Cunningham, Ken Nash, and Kim Westhoff

Homeowners Present: Kay Adkins, Donna Jean Boyer, Mary Jo Burger, Larry Carpenter, Shannon Coats, Mary Cornett, Tim Doyle, Rick & Eva Gilmore, Tina Goodrich, Kristi Green, Bill Hansen, David & Janene Hunt, Marilyn Hunt, Carol Kempton, Linda Kerner, Mary Klein, Don Landers, Ronnie & Eileen McCauley, Phil & Judy McFall, Galen Mairs, Nick Messick, Ramona Montemayor, Carole Parson, Lance Rich, Ray & Audra Schildknecht, Bonnie Stewart, Kaitlin Sutton, Ted Talbot, Darrell Thimjon, C.J. Vetter, Bob Young, Curtis Walker, Ken & Sue Watkins, Richard & Debbie Weitlich, & Trenny Wilson.

President Mark Hausman called the meeting to order. He introduced all board members present. Kenneth Nash was introduced as a board member completing the term of his wife, Dottie Nash, who passed this past winter. Two board members, Gail Cunningham and Mark Hausman, have their 3-year term expiring this evening. Gail Cunningham explained that she does not want to consider serving another term. David Sandy presented Mark Hausman with a thank you gift for serving his years as President of the board.

10% Quorum: Only 40 homes were represented, so R. McCauley made a motion to waive the necessary quorum. Motion was seconded by Curtis Walker and carried.

Approval of the 2018 General Meeting Minutes: Hausman asked if there were any questions or corrections. A motion to approve 2018 Minutes was made by R. McCauley, seconded by Larry Carpenter, and passed.

Approval of the 2018-2019 Statement and 2019-2020 Budget: Hausman went over the financial and budget figures. As was noted, there are no longer any payroll expenses as Jane Hausman will be paid Contract Labor, eliminating payroll taxes. A question regarding if SHA had an attorney on retainer was asked. It was explained that we do have an attorney, Gary Myers, who is "on call" as needed and bills us by the hour. Money in CD's was mainly obtained through monies received when Frederick was widened. A motion to approve 2018-2019 Financial Statement and the 2019-2020 Budget was made by R. McCauley, seconded by Gail Cunningham, and passed.

Election of new board members: Mark Hausman and Gail Cunningham, 3-year terms expire today. Mark Hausman has volunteered to reup and Gail **Cunningham** will not reup for another 3-year term.

A motion was asked to accept **Mark Hausman** for another 3-year term as there were no nominations from the floor. The motion was made by David Sandy, seconded by Cunningham, to accept Hausman as a board member. Motion passed.

Hausman asked for a motion to accept **Trenny Wilson** for a 3-year term as there were no other nominations from the floor. A motion was made by Hausman, seconded by David Sandy to accept Wilson as a board member. Motion carried. Trenny Wilson was given the opportunity to tell about her background with the St.

Joseph Police Force, which she has retired from, and her experience with the Children's Advocacy Center (Voices of Courage).

Advisory Board to Sign-Up: Hausman urged anyone interested in a one-year term on the advisory board to sign up at the meeting. Advisory Board members are sent communications on violations, concerns, etc. that the SHA Board receives from the secretary.

GENERAL DISCUSSION TOPICS:

Violations: The SHA Association Board addressed 41 violations and 13 construction applications (1 denied) during the past 12 months. (Compared to 13 violations in 2013). The biggest number of violations come from trash receptacles on driveways, mowing issues, etc.

Hausman explained that it is important that if a resident sees a violation to call it to the attention of the board by going to "Documents" stonecresthomesassoc.com and filling out the form which can be emailed or mailed to the association at P.O. Box 8065, St. Joseph, MO 64508. All complaints are kept confidential.

Southwood Lane and Woodfield: Janene Hunt reported that the bushes have died at this location. Hausman indicated that the lawn maintenance people will be contacted on this.

17 Stonecrest: Concerns again were expressed about the RV parked at residence. Hausman explained the owner of this home agreed, when Stonecrest was originally developed, to build a house, providing that there would be no assessments for this house. Until the house is sold, which is currently in a trust, this property is grandfathered, per Missouri statute. The current owner is not required to pay dues and is not required to follow SHA Restrictions.

Above ground pools: Hausman explained that there are no restrictions on above ground pools, however, the city does have restrictions regarding the installation.

Speeding & Cars: Hausman told residents that the best way to deal with speeding is for the homeowners to call the police and report problem. The speed limit in Stonecrest is 25 mph. Regarding the number of cars parked at a home on the street, there is nothing that SHA can do to prevent this. However, if the cars are obstructing vision at intersections, please report to the police. Ray Schildknecht, resident, stated that if there are issues not covered in the SHA Restrictions, they still may be covered under the City Codes. Homeowners can go direct to the city with concerns for further information. City Code Enforcement can be called at 271-5342. Hausman further explained that homeowners need to be active in letting the board know if there are restriction violations. Once the board receives a violation, they will validate and then contact the resident through letter or in person. The board does not act on anonymous complaints, but all complaints are kept confidential.

Waste Management: Hausman reported that the Spring Trash Pickup and the Spring Yard Waste Pickup were very successful. Only one resident called to say that their yard waste had been missed in the initial pickup. It was picked up two days later.

Briarwood Street: The bad condition of Briarwood Street has been reported numerous times to the City. Hausman explained that the street is on the city's list to be replaced, but that it may not happen this year.

Park Play Area: Hausman reported that talks are continuing in getting a park for children developed on the east side of the city. Residents are encouraged to attend Stonecrest Neighborhood meetings where the park development will also be discussed. Missouri Western, MOSAIC, and the city are involved in the development talks.

Japanese Beetles: A resident brought up for discussion that she is interested in the possibility of seeing if something could be done with Japanese Beetle and obtaining “milky spore” treatment for residents to use on their properties. Hausman indicated that we can look into the bulk pricing which will be done by David Sandy. A main concern of applying the application is that if your neighbors do not apply it the application will not help your property. The beetles will transfer from one yard to the next.

Dues: SHA dues cards have been mailed and approximately 1/3 of the total residents have paid. Association dues become past due on July 31, 2019.

There being no further discussion, a motion for adjournment was made by R. McCauley and seconded by Kristi Green.

SHA BOARD OF DIRECTORS

After the general meeting, the board unanimously elected David Sandy President, Mike Putnam Vice-President, and Trenny Wilson Treasurer.