

STONECREST HOMES ASSOCIATION
SPECIAL BOARD MEETING MINUTES
JUNE 30, 2019

Present: David Sandy, Mike Putnam, Mark Hausman, Kim Westhoff, Nancy Selecman, and Gary Myers, attorney.

David Sandy called the meeting to order at 6:35pm.

David Sandy asked Jane Hausman to explain recent concerns regarding liens filed against Stonecrest property owners over the past years. It was brought to the board's attention that a resident had read in the Stonecrest Homes Association Declaration, dated 6-7-67, that all liens are in effect for 5 years from date of lien filing and if a lien has been filed the time for filing suit is done within that time frame. Gary Myers explained that the Declaration is a covenant filed by developers of the property when Stonecrest originated and it establishes rules for SHA according to Missouri Law. By-Laws are devised to show how the board governs and manages themselves.

Gary Myers, attorney, explained that liens filed that are 5 years old or older will need to be released at the courthouse. The debts owed by residents that are over 5 years old are to be deleted from statements and written off. Jane Hausman will start process of releasing liens 5 years and older.

Following the July 31st, 2019 deadline for dues payment for the 2019-2020 year, Jane will provide an updated list of all dues/liens owed that fall within the 5-year time frame. The board will at that time determine the action to be taken in collecting monies owed by residents. Filing of lawsuits against property owner is a course of action to be considered. Gary Myers explained that to perfect a lien, prior to the 5-year limit, the board must pursue action by means of filing suit.

Mike Putnam made a motion that all properties with 3 or more years of uncollected dues/liens be considered for aggressive legal action in recovering monies owed. Mark Hausman seconded the motion. Motion carried by all board members.

Nancy Selecman inquired about the presence of an indemnity clause protecting board members. Gary Myers explained that this should be included in the SHA By-Laws. The board votes on any by-laws and does not require a vote of property holders. Jane Hausman is to check with the insurance company on the policy coverage to see what deductible amounts are currently in place. Gary Myers will work on preparing by-laws to cover the indemnity clause.

The proposed by-laws will be reviewed at the board meeting on August 5, 2019, immediately following the regular quarterly homes association meeting. Gary Myers asked that Jane send out a 30-day notice to board members telling them of the board meeting to review the proposed by-laws.

Motion to adjourn meeting was made by David Sandy at 7:40p.m., seconded by Mike Putnam, and all voted to adjourn.

Submitted by: David Sandy
President – Stonecrest Homes Association