

STONECREST HOMES ASSOCIATION MEETING
ANNUAL GENERAL MEETING
May 26, 2021
7:00pm ZOOM MEETING

Board Members Present: David Sandy, Mike Putnam, Trenny Wilson, Kim Westhoff, Jean Foster, Mark Hagen, and Shaun Agnew. (4 board members attending represent a quorum.)

Homeowners Present: Kristi Wilson, Nader Vargha, Sara Hagen, Tim & Krista Doyle, Kristi Rissler, DJ Boyer, and Lance Rich.

President David Sandy called the meeting to order at 7:02pm.

10% Quorum: Only 7 homes were represented at the annual meeting. The 10% quorum would have required 60 homes be present. Motion to waive the 10% quorum was made by Sara Hagen, motion seconded by Mike Putnam, and the motion passed unanimously.

Approval of the 2020-2021 Statement and 2021-2022 Budget

David Sandy went over the financial and budget figures. Two changes to the statement and the proposed budget from previous years: 1.) addition of newsletter advertising line item to income 2.) addition of newsletter printing line item to expenses. (Both line items are added because of the newsletters now including the sale of advertising and printing expense of the newsletter.) Jane Hausman explained that because of the by-laws requiring an annual meeting prior to June 1 of each year, the statement must be adjusted to run from May 2020 through April 2021. Once bank statements for May are received the statement will be reworked to reflect the actual fiscal year of June 2020 through May 2021. A motion to accept the 2020-2021 statement and the 2021-2022 budget was made by Mike Putnam, seconded by Mark Hagen, and the motion passed unanimously.

Committee Reports

Executive Secretary/Office Report: Jane Hausman reported that 15 properties had liens filed against them on March 11, 2021. As of May 26, 2021, the active number of active liens filed are at 10. Dues cards for the fiscal year June 1, 2021, through May 31, 2022, were mailed out mid-May. About 200 payments have been received through the mail and PayPal. The Spring Trash pick up was held on May 8, 2021, (1 residence missed) and the Spring Yard Waste pickup was held on May 22, 2021 (2 residences missed).

Compliance Committee: David Sandy reported that he contacted 26 residents named in restriction violations.

Construction Approval Committee: Mike Putnam reported that there were 9 approved construction requests and 1 rejected construction request. The rejected request was later revised and approved.

Finance Committee: Jane Hausman reported that one of the two CDs at BMO Harris Bank was cashed out in the amount of \$40,129.35. This was deposited at Nodaway Valley Bank in a 60-month CD at the rate of .65%.

Special Activities Committee: Jean Foster and Kim Westhoff reported of several activities happening in Stonecrest during the past year. A Christmas Lighting Contest was held with 6 homes participating. Plans are to do again this Winter and get the info out to the residents earlier. An Easter Coloring Contest was held with 10 homes taking part, providing 18 participants. A Movie Night was held in the yard of David Sandy complete with outdoor screen and concessions. He indicated that there is an expense for the private screening of movies in a licensing fee that can run around \$285. A Neighborhood Kindness Day was held to spread community mindfulness in Stonecrest.

Website/Social Media: Lance Rich reminded us that there are 2 Facebook pages featuring Stonecrest. The Stonecrest Official HOA page can be found at "Stonecrest Homes Association". The second is called "Stonecrest St. Joseph" where anyone in the division can post items of interest.

Old Business

“The Stonecrest Connection” Newsletter: David Sandy has created a new format for the Stonecrest Newsletter. Paid advertisers in the newsletter cover the cost of printing and mailing of the newsletter. David encourages all of us to show appreciation to the advertisers in the newsletter. In the future, a “walk & talk” may be created to showcase our advertisers.

Common Space Renovations: Renovations in the common spaces were completed this past summer and greatly improved the appearance of the island areas.

New Business

Fall Yard Waste Pickup: Discussion was held on when to hold the Fall Yard Waste Pickup. The first weekend of December was thought to be the best time since this would leave plenty of time for the Fall leaves to fall. A motion was made by Mike Putnam to have Jane Hausman call Waste Management and get a date set for December 4th, 2021, motioned seconded by Trenny Wilson, and motion passed unanimously.

Website Issues: The Stonecrest Website is currently down and David Sandy is working to get the issues resolved. The problem stemmed from an upgrade of Word Press not working with our theme. A downgrade was done to Word Press to get the site in operation. A week later, no changes could be done to the website. David placed a post on Facebook asking for anyone with extensive knowledge with Word Press. Until this problem is resolved no updates can be done on the Website.

North Leonard Entrance: Dixon Lawn Care has expressed concern with the overgrowth of greenery coming over the fence in this area. At this point, they are unable to mow this area. The owners of the property have given the HOA permission to remove the brush. David Sandy has gotten a bid of \$275 from Ridder Tree Service. Mike Putnam said he could also talk with Chad’s Tree & Lawn to get a comparable bid. To speed the process, a motion was made by Mark Hagen to accept a bid, not to exceed \$275.00, seconded by Mike Putnam, and motion passed unanimously. There is also a large tree at the same entrance with lots of overgrowth between the tree and the house that is for sale south of the tree. Tim Doyle will contact the realtor selling the property to see if they might be willing to share the expense of clearing that area.

North Entrance Signs: These signs are need of repainting. David will be posting a notice to the board and residents for assistance in getting this work done.

Curb Signs: Comments have been received that some of the stenciled house numbers on the curbs need attention. Jane Hausman will check with Master Seal to see if they still do this type of work.

Approval of Previous 2020 Annual Meeting Minutes

In reviewing the approval of the 2020 Annual Meeting Minutes, Jean Foster suggested that the wording of the last sentence in the second paragraph under Election of New Board Members Serving 3-Year Terms – June 2020- through May 2023, which read “Jean Foster was voted in as the future board member” should be made clearer. It was decided to amend the wording to “new” board member. The motion to accept the minutes, as amended, was made by Mark Hagen, seconded by Mike Putnam, and the motion carried unanimously.

Open Discussion

David Sandy asked for any open discussion from those attending the Annual Meeting. No one offered anything up for discussion.

Election of Board Members Serving 3-Year Terms – June 2021 through May 2024

Discussion was held to determine if David Sandy-President, Mike Putnam-Vice President, and Kim Westhoff would be willing to remain on the board and continue held offices for another 3-Year term. All three agreed that they were willing to serve though May 2024. A motion to accept David Sandy as President, Mike Putnam as Vice President, and Kim Westhoff as board members serving from June 2021 through May 2024 was made by Mark Hagen, motion seconded by Tim Doyle, and the motion passed unanimously.

Advisory Board

David Sandy encouraged any resident in good standing to volunteer to be on the Advisory Board. It is a non-voting position, but it is an important position to the board. The Advisory Board acts as “extra eyes & ears” to help direct the board. Advisory members come to all board meetings. Please contact the SHA office or message David Sandy on the Facebook page if you are interested in serving.

There being no further discussion, a motion for adjournment was made by Jean Foster, motion seconded by Mark Hagen, and motion passed unanimously. The meeting dismissed at 8:08 pm.

Respectfully Submitted,
Jane Hausman
Executive Secretary