

## STONECREST HOMES ASSOCIATION QUARTERLY MEETING

Meeting May 2nd, 2022

Meeting Held at Rolling Hills Library

**Board Members Present:** David Sandy, Mike Putnam, Mark Hagen, Trenny Wilson, Kim Westhoff and Shaun Agnew.

**Homeowners Present:** Doug & Leslee Fletchall, Lance Rich, Sara Hagen, Mary Jo Burger, Johannah Hausman, Bobby Deatherage, Jim Fuson (signature not legible), Dana Trout, James Jeffers, Erick Thacker, Lauren Josendale-Thacker, Kathy Roberts & Greg Bigham.

President David Sandy called the meeting to order at 6:00 pm and did roll call of the board. Minutes from the February 7<sup>th</sup>, 2022, quarterly meeting were reviewed. No additions or corrections were made. Motion to approve made by Mark Hagen, seconded by Mike Putnam. There were no oppositions and minutes were accepted as presented.

**Treasurer's Report:** Beginning checkbook balance of 2-1-2022 was \$70,167.16, income of \$1,956.90, expenses of \$6,813.17, leaving an ending balance of \$65,310.89 on April 30, 2022. (Complete itemized Treasurer's Report ending 4-30-22 is included at the end of the minutes.) No checks were presented for payment. Motion to approve the financial report was made by Mark Hagen, seconded by Mike Putnam, and the motion passed. Trenny Wilson reported that a CD in the amount of \$26,315.95 matures on 5-7-2022. Options of renegotiating the CD included doing the CD for 13 months (0.3% interest), 25 months (0.399%) or 35 months (0.499%). Motion was made to approve the lowest rate at the shortest length of time (13 months at 0.30%) by Mark Hagen, seconded by Trenny Wilson, and the board approved.

### COMMITTEE REPORTS

**Executive Secretary/Office Report:** In March of 2022, 15 lien filings were recorded at the Buchanan County House for non-payment of HOA dues that became past due on July 31<sup>st</sup> of last year. This made a total of 26 total liens in place at the time. Three liens have since been released leaving us with 23 outstanding liens in place. Dues cards for the upcoming June 1, 2022, through May 1, 2023, fiscal year will be sent out in Mid-May. These become past due on July 31, 2022. Over 70 postcards were mailed out regarding yard light issues. Approximately 15 letters were sent out for restriction violations on other matters. 12 envelopes were mailed to new residents of Stonecrest that include a welcome letter, a copy of the restrictions, and the latest newsletter. Mike Tornow with Waster Management has been contacted to confirm the date of May 7<sup>th</sup> for their pickup.

**Compliance Committee Report:** David Sandy reviewed the process involved once a violation form is received from a resident. Once the form is submitted to the office, David personally contacts the resident to explain why they are in violation of a restriction. Most are resolved in a friendly manner, but on occasion we contact our attorney to help in the process.

**Construction Approval Committee:** Mike Putnam reported that several forms have been sent in over the past couple of months regarding the construction of fences. Some residents have

mentioned that they were not aware of needing to submit a form for construction approval. Mike Putnam also reported that a new electronic signature process has been put in place that speeds up the process of signing off on the approval forms, allowing a speedy turn around on the requests.

**Finance Committee:** No report

**Special Activities:** No report

**Website/social media:** Lance Rich reminded residents that there are 2 Facebook sites for Stonecrest. One is managed by the HOA (official site) "Stonecrest Homes Association" and only the administrator can do postings. The second is a grassroots site, "Stonecrest St Joseph", where any resident can post on (unofficial site). The official site is updated on a regular basis with upcoming events of interest.

## OLD BUSINESS

**Neighborly Kindness Day:** David Sandy reported that the Neighborly Kindness Day was a success, despite the chilly, windy day.

**Spring Newsletter:** The board has received good feedback on the Spring Newsletter that was mailed out in April. Through the efforts of David Sandy in procurement of advertisers for the newsletter, the HOA actually made a "profit" on the newsletter. Income from the advertising sales was \$2,250.00, expenses for printing \$1,467.29 and expenses for mailing \$168.53. This left the HOA \$614.18 to the good. David Sandy was thanked for doing an outstanding job on putting the newsletter together.

**Spring Trash Pick-Up & Spring Yard Waste Pick-Up:** The Spring trash pick-up is set for May 7 and the Spring Yard Waste Pick-Up is scheduled for May 22<sup>nd</sup>. All items need to be curbside before 8am. Waste Management trucks are now equipped with cameras and will be able to verify if trash was out at the curb when coming by for pickup.

**Yard Lights:** Over 70 postcards were sent out the first half of February regarding residents not having proper yard lights, which is a restriction violation. Over two months were given to the residents to give them ample time to take care of getting yard lights repair and/or installed. David Sandy will soon be going around Stonecrest to check on the status of the violations.

**Entrance Signs:** Some of the entrance signs are in need of grinding down the steel and being repainted. Any volunteers interested in helping, please contact David Sandy. David also reported an issue with the mortar being loose in the stonework of some entrance signs. This would need to be professionally repaired. Anyone knowing someone qualified in doing this, please contact David.

**Easter Coloring Contest:** Due to a small number of participants in the contest, all participants were awarded McDonald's gift cards. They all did a great job!

## NEW BUSINESS

**Photo Contest:** David Sandy reported that he has already started receiving photos taken by residents. He was impressed that some of the photos have been taken by kids. Everyone is asked to send him photos.

**Common Area Mulch:** Todd Howe with Grass Roots has reported to David Sandy that the mulch is getting thin on some of the common areas. He is putting together some prices for these areas. A motion was made by Mike Putnam that when a quote is received the board is to vote on it through email, seconded by Mark Hagen, and the motion passed. David Sandy will send the board the quote once he receives it and a vote will be held for approval.

**Garage Sale:** Recently a “grass roots” Stonecrest garage sale was promoted by residents. Over 28 homes participated in the event. It was discussed that the HOA board could possibly get involved in the next one and help in the promotion.

**Board Vacancies:** Board members whose terms expire in May of 2022, Mark Hagen and Trenny Wilson, were asked by David Sandy if they would be willing to serve another term. Both Mark and Trenny agreed to serve another term.

## OPEN DISCUSSION FOR RESIDENTS ATTENDING MEETING

David Sandy opened the meeting for questions from homeowners attending the meeting. A question was raised about if there is a ruling on how many dogs a resident can have. One neighbor is experiencing a next-door neighbor with 5 dogs and the smell from the back yard is getting annoying. David suggested that they should call Animal Control to get answers, as Stonecrest has no restrictions in place that cover the situation. Another resident had a question about how a trash container must be concealed. Several suggestions were made on how to do this. A third resident who had concerns with cable laying on the top of ground towards the back of his property was given the suggestion of calling Suddenlink to get it taken care of.

With no other items of discussion for the board meeting, Mark Hagen made a motion to adjourn the meeting, seconded by Shaun Agnew, and the motion passed.

## TOWN HALL MEETING WITH FAMILY GUIDANCE

Following the board meeting, a “town hall” meeting with 2 representatives of Family Guidance and Chief Connally of the SJPD was held to discuss the mental health facility being opened at Frederick and 49<sup>th</sup> Street.

TREASURER'S REPORT  
 QUARTERLY MEETING –May 2, 2022

Starting Balance as of 2-1-2022	\$ 70,167.16
Income:	\$ 1,956.90
Expenses:	<u>[\$ 6,813.17 ]</u>
Ending Balance as of 4-30-2022	\$ 65,310.89

Income:

Past Dues	\$ 65.00
Current Dues	\$ 1,045.43
Future Dues	\$ 314.47
Lien Cost Collections	\$ 162.00
Legal Fee Collections	\$ 220.00
Fines Collections	<u>\$ 150.00</u>
Total Income	\$ 1,956.90

Expenses:

Accounting	\$ 150.00
Assoc. Expense	\$ 50.00
Attorney Fees	\$ 320.00
Bank Fees	\$ 15.00
Computer Expense	\$ 463.40
Contract Labor	\$ 2,550.00
Insurance	\$ 135.00
Lien Filing/Release Expense	\$ 417.15
Office Supplies	\$ 152.40
Post Office – Postage Permit	\$ 265.00
Post Office – Bulk Mail Deposit	\$ 300.00
Post Office – Stamps	\$ 83.10
Printing	\$ 1,534.57
Telephone	\$ 160.75
Utility – Electricity	<u>\$ 216.80</u>
Total Expenses	\$ 6,813.17

**STONECREST HOMES ASSOCIATION**

**EXECUTIVE BOARD MEETING**

**May 2, 2022**

**Rolling Hills Library**

Immediately following the Town Hall meeting, the Board went into Executive Session to discuss a personnel matter. As a result, the Board unanimously agreed that our Executive Secretary had exceeded performance expectations, and in light of the fact she had not received a raise in nearly three years, was due an increase in salary. The Board voted in favor to increase the salary of our Executive Secretary effective June 1, 2022.