

STONECREST HOMES ASSOCIATION QUARTERLY MEETING

Meeting November 7, 2022

Meeting Held at Rolling Hills Library

Board Members Present: David Sandy, Mike Putnam, Mark Hagen, Trenny Wilson, Kim Westhoff, and Jean Foster

Homeowners Present: Dennis Martin, Darrel Thimjon, Lance Rich, Sara Hagen, Carrie Fett, Ijris Graves, Shirley Twombly, and Betty Akard.

President David Sandy called the meeting to order at 6:01 pm and did roll call of the board. Minutes from the May 2nd, 2022, quarterly meeting were reviewed. No additions or corrections were made. Motion to approve made by Mike Putnam, seconded by Mark Hagen. There were no oppositions and minutes were accepted as presented.

Treasurer's Report: Beginning checkbook balance of 4-30-2022 was \$65,310.89, income of \$41,596.89, expenses of \$19,434.69, leaving an ending balance of \$87,473.09 on October 31st, 2022. (Complete itemized Treasurer's Report ending 10-31-2022 is included at the end of the minutes.) No checks were presented for payment. Motion to approve the financial report was made by Jean Foster, seconded by Mark Hagen, and the motion passed. Trenny brought up the possibility of investing some of the checking account balance. She will look into what may be available in the way of interest rates on CD's and report at the next meeting.

COMMITTEE REPORTS

Executive Secretary/Office Report: We now have 12 active liens placed on 7 properties for non-payment of HOA dues. This compares to the 23 liens in place at the May 22nd, 2022, meeting. With regards to liens the HOA had 11 liens on 6 residents that were approaching 4 years old. Attorney Gary Myers was contacted and he sent final notice collection letters to these 6 residents on October 1st. One resident has taken care of 2 liens on their property. One of the properties notified has since gone into foreclosure and will be auctioned off. Our attorney said collection of the past due dues and lien costs will depend on how much money is recovered from the foreclosure sale scheduled for Nov. 22, 2022. In Mid-May over 600 dues postcards were mailed to residents for the dues covering June 2022-May 2023. At this time, there are 35 residents that are past due on these dues. Final letters were mailed requesting payment prior to the filing of liens. Since the last meeting in May, there have been 21 welcome envelopes mailed to new residents of Stonecrest. These envelopes include a welcome letter, a copy of restrictions, and the most current newsletter. The office has received 17 Construction Approval Forms since the May meeting and these have been addressed by the construction approval committee. In regard to Yard Light violations, another 23 violation post cards were mailed out in June 2022. 14 residents have been fined and 5 residents have paid their fines. Michael Tornow with Waste Management confirmed on 8-25-2022 that the Fall Yard Waste Pick Up is scheduled for Saturday December 3rd, 2022, at a cost of \$1,890.00

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. One exception was yard light violations which involved the mailing of post cards. 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 numerous forms have been sent in over the past months regarding the construction of fences, decks, etc. Mike also reported that the new electronic signature process put into place is working well in speeding up the process of signing off on the approval forms. Approval forms are usually completed within a few days receipt. David Sandy reported that he had gotten a call on a dog kennel that was starting to be built without a construction approval form. The resident was told to send in a form so that the committee can review.

Finance Committee: No report

Special Activities: The "Holiday Lighting" contest will be listed on Facebook with a link shown to participate in the decorating contest. There will be 4 categories that residents can enter. Addresses of those participating will be posted and residents will be able to vote on their choices. Deadline for entry is December 2nd and judging will take place December 11-17. Two years ago there were 6 entries, last year there were 17 entries, and we are hoping to exceed that amount this year.

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

Photo Contest: David Sandy reported that the Spring Photo Contest yielded some great photos from residents. Prizes of dining gift cards were given out for 1st, 2nd, and 3rd place winners.

Fall Trash Pick-Up: The Fall Trash Pickup is set for December 3rd. Instructions for the trash pickup can be found in the recently published in the Fall 2022 Stonecrest Connection Newsletter. 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.

Entrance Signs: Feelers have been sent out regarding tuckpointing the entrance signs that are in need of repair. David Sandy is currently in contact with a masoner about doing the

repair work. David is going to ask the masoner if it's too late in the fall season to do the work or if we should wait until Spring. A motion was made by Mark Hagen to approve a dollar amount of \$5000-\$6000 for the repair, seconded by Mike Putnam, and motion carried.

Common Area Mulch: All common areas received new mulch this summer. David Sandy purchased the mulch and found an individual to do the labor at a substantial savings.

NEW BUSINESS

Fall New Letter: The Fall 2022 Stonecrest Connection was published and mailed in Mid-October. David Sandy was able to secure advertising in the amount of \$1,880.00. The cost to print the newsletter was \$1,163.19 and the mailing cost was \$179.91. The net profit was \$536.90.

Entrance Light Decorating: David Sandy and Lance Rich will be decorating the entrances for Christmas in the next couple of weeks. Volunteers are welcome to come and help. David will announce the time on the Stonecrest Facebook page. Let David know if you can help.

United Fiber Installation: United Fiber has started installation of fiber within Stonecrest. A large crowd attended the informational meeting held recently at Meierhoffer Funeral Home. We do not expect their prices being less expensive, but better service is anticipated. They are a local company with consistent pricing for their customers. They are currently working on having a St. Joseph office in place soon.

There being no further new business to be brought up by the board, David then opened the discussion to the floor. No discussion was heard from the floor. A motion to adjourn was made by Mark Hagen, seconded by Trenny Wilson, and the motion carried.

Respectfully Submitted,
Jane Hausman
Exe. Secretary

EXECUTIVE BOARD MEETING
NOVEMBER 7, 2022

Following the Regular Quarterly Meeting, an executive board meeting was held to consider subject matter regarding possible legal action on a restriction violation.

TREASURER'S REPORT

QUARTERLY MEETING – November 7, 2022

Starting Balance as of 4-30-2022	\$ 65,310.89
Income:	\$ 41,596.89
Expenses:	<u>[\$ 19,434.69]</u>
Ending Balance as of 10-31-2022	\$ 87,473.09

Income:

Advertising	\$ 3,710.00
Past Dues	\$ 519.99
Current Dues	\$ 35,772.49
Future Dues	\$ 650.41
Lien Cost Collections	\$ 594.00
Legal Fee Collections	\$ 100.00
Fines Collections	<u>\$ 250.00</u>
Total Income	\$ 41,596.89

Expenses:

Accounting	\$ 500.00
Assoc. Expense (Mo. Filing fees, notary fees, memorials, etc.)	\$ 898.65
Assoc. Expense (Prizes, Promotions, etc.)	\$ 240.40
Attorney Fees	\$ 200.00
Bank Fees	\$ 135.50
Computer Expense	\$ 99.00
Contract Labor	\$ 6,000.00
Federal Taxes	\$ 42.00
Free Trash Pick-Up	\$ 3,788.50
Insurance	\$ 1,001.00
Lawn Maintenance	\$ 1,502.50
Lien Filing/Release Expense	\$ 333.72
Mowing	\$ 2,120.00
Office Supplies	\$ 107.88
Post Office – Bulk Mail Deposit	\$ 300.00

Post Office – Stamps	\$ 569.15
Printing	\$ 1,163.19
Utility – Electricity	<u>\$ 433.20</u>
Total Expenses	\$ 19,434.69