

STONECREST HOMES ASSOCIATION QUARTERLY MEETING

Meeting February 6, 2023

Meeting Held at Rolling Hills Library

Board Members Present: David Sandy, Mike Putnam, Trenny Wilson, Kim Westhoff, and Jane Hausman.

Homeowners Present: Sondra Kirby, Joe Kirby, Sheri Cheek, Lance Rich, Dennis Martin, Ken & Sue Watkins, Curt Parker, Donna Parker, Halen Parker, Boston Parker, Betty Akard, and Joseph Costanzo.

President David Sandy called the meeting to order at 6:02 pm and did roll call of board. Minutes from the November 7, 2022, quarterly meeting were reviewed. No additions or corrections were made. Motion to approve the minutes made by Trenny Wilson and seconded by Mike Putnam. There were no objections and the minutes were accepted as presented.

Treasurer's Report: Beginning checkbook balance on 10-31-2022 was \$87,473.09, income of \$1,583.42, expenses of \$6,721.69, leaving an ending balance of \$82,334.82 on 1-31-2023. (Complete itemized Treasurer's Report ending 1-31-2023 is included at the end of the minutes.) No checks were presented for payment. Motion to approve the financial report was made by Mike Putnam, seconded by Kim Westhoff, and the motion passed unanimously.

COMMITTEE REPORTS

Executive Secretary/Office Report: Jane Hausman reported that we now have 7 active liens on 4 properties. This compares to 12 active liens in place at the last quarterly meeting held on November 7th, 2022. As of today's date there are 26 residents past due on the current dues. Liens will be filed in March on any past due residents. Six "welcome" envelopes were mailed to new residents since the last meeting. All paperwork has been sent to our accountant for the 2022 Tax Return preparation. 1099 forms were mailed out Mid-January.

One resident's property went into foreclosure at the end of 2022 and sold. There were not enough funds to cover what the property owner owed the HOA and these amounts have been written off in the total amount of \$303 (\$108 in lien fees and \$195 past dues). Gary Myers, our attorney, indicated that sometimes the new owner may decide to pay a portion of this amount, but we have heard nothing from the new owner.

Compliance Report: David Sandy reminded everyone attending that all Restriction Violations Forms received are handled anonymously. Most residents named in a violation form are visited by David to give the courtesy of a person-to-person conversation regarding the complaint prior to sending out a letter. In 2022, letters were mailed to residents that did not have working yard lights. The HOA attorney had advised the board that we needed to enforce this restriction to avoid possible liability.

Finance Committee: Trenny Wilson reported that a CD from Nodaway Valley Bank was rolled over in December 2022.

Special Activities: It was reported that the Christmas Lighting Contest was held in December and prized delivered to winners. Jean Foster may be planning an activity for the Easter Season.

Social Media: Lance Rich explained that there are two Facebook sites for Stonecrest. One is the official site, “**Stonecrest Homes Association**”, which is administered by David Sandy. The second, more grassroots site is “**Stonecrest St Joseph**” where residents can post lost pets, garage sales, etc.

Construction Approval Committee: Mike Putnam reported that construction approval forms are going smoothly.

OLD BUSINESS

Fall Trash Pickup Recap: Jane Hausman reported that no calls were received from residents being missed on the pickup held on December 3, 2022.

Entrance Sign Repairs & Clean-Up – Spring 2023: David Sandy has contacted a mason and an electrician to repair the stone entrances. The mortar has fallen out to the point that rocks are loose and electrical conduits are exposed and in need of repair. Start-up of the project will be once the weather warms up in the Spring.

NEW BUSINESS

Spring Newsletter: David Sandy was pleased to announce that Sondra Kirby has volunteered to undertake the writing of the newsletter “The Stonecrest Connection” and the administering of the Website. David and Sondra will be working together on the Spring publication. With the situation of David “retiring” as HOA President at the end of May and being able to work with Sondra over the next few months we know she will do a great job!!

Spring Trash & Spring Yard Waste Pick-up Dates: - A motion for the date of the **Spring Trash Pick-Up to be Saturday, May 6, 2023, and the date of the Spring Yard Waste Pick-Up to be Saturday, May 20th, 2023**, was made by Trenny Wilson, seconded by Mike Putnam, and the motion passed unanimously.

Street Repairs – City of St. Joseph: The board welcomed Jackson Jones, Superintendent of Street and Infrastructure for the City of St. Joseph. Jackson gave much information about the process of getting potholes repaired. The best way to let the city know that you have an area of concern is to simply call the Street Division at # 816-271-4848. The ladies that answer will take your information, get it to the street repairmen, and they will do everything possible to have the pothole repaired within 48 hours. Jackson explained that often time in the winter when we are having cold temperatures, the street crews have to resort to a cold patch, which is not a permanent repair, but only temporary and they can come out easily. A hot patch, which

hopefully lasts longer than a cold patch, is sometimes not available locally since asphalt plants are closed down. They then have to send a truck to Kansas City to get the asphalt which can cause delays in getting winter potholes addressed. Jackson explained that pothole repairs are always a temporary solution to street issues. Often times a complete repair requires the concrete replacement of the slabs themselves and this is costly. Many slab failures are due to underground springs and storm sewers. It was explained that when a resident replaces their driveway, the expense of doing the curb and gutter belongs to the homeowner. Jackson is going to check to see if there are any matching funds offered by the city for repairs.

David Sandy announced that Keven Schneider, with the City of St. Joseph, will be speaking at the next quarterly meeting to be held on May 1, 2023. He will be addressing the issues of storm sewer culvert issues in Stonecrest.

OPEN DISCUSSION

There being no further new business to be brought up by the board, David Sandy opened up the floor to discussion of residents attending the meeting. The question was brought up if the city has a plan for city roads for the future to help eliminate a further breakdown of the streets.

There being no further discussion, a motion to adjourn was made by Mike Putnam, seconded by Trenny Wilson, and passed unanimously.

Respectfully submitted,
Jane Hausman
Executive Secretary

TREASURER'S REPORT

QUARTERLY MEETING – February 6, 2023

Starting Balance as of 10-31-2022	\$ 87,473.09
Income:	\$ 1,583.42
Expenses:	<u>[\$ 6,721.69]</u>
Ending Balance as of 1-31-2023	\$ 82,334.82

Income:

Advertising	\$ 420.00
Past Dues	\$ 65.00
Current Dues	\$ 714.95
Future Dues	\$ 71.47
Lien Cost Collections	\$ 162.00
Fines Collections	<u>\$ 150.00</u>
Total Income	\$ 1,583.42

Expenses:

Accounting	\$ 81.50
Assoc. Expense (Prizes, Promotions, etc.)	\$ 105.00
Bank Fees	\$ 15.00
Contract Labor	\$ 3,000.00
Free Trash Pick-Up	\$ 1,898.50
Lawn Maintenance	\$ 75.00
Lien Filing/Release Expense	\$ 139.05
Mowing	\$ 133.00
Office Supplies	\$ 93.36
Post Office – Box Rent	\$ 312.00
Post Office – Stamps	\$ 632.80
Utility – Electricity	<u>\$ 236.48</u>
Total Expenses	\$ 6,721.69