

STONECREST HOMES ASSOCIATION
ANNUAL GENERAL MEETING
May 31, 2023
6 P.M. Rolling Hills Library

Board Members Present: David Sandy, Mike Putnam, Mark Hagen, Trenny Wilson, Kim Westhoff, Jean Foster, Donna Jean Boyer, and Jane Hausman.

Homeowners Present: John Foster, Greg Bigham, Lance Rich, Carrie Fett, Sara Hagen, Don Landers, Donna Parker, Shaylynn Burnham, Les & Sandy Hedgepath, Sondra Kirby, Jeannie Rich, JoAnn Wann, Boston Parker, Sue & Ken Watkins, Marion Coffman, Shirley Twombly, Sarah Reese, Curtis Parker, and Anne Leonardo.

President David Sandy called the meeting to order at 6:00 pm.

10% Quorum: Only 20 homes were represented at the start of the annual meeting. The 10% quorum would have required 60 homes to be present. Motion to waive the 10% quorum was made by John Foster, seconded by Carrie Fett, and the motion passed unanimously.

Approval of the Previous (2022) Annual Meeting Minutes

In reviewing the 2022 Annual Meeting Minutes, no additions or corrections were noted. Motion to approve the minutes as shown was made by Sarah Hagen, seconded by Trenny Wilson, and motion passed unanimously.

Approval of the 2022-23 Statement and 2023-2024 Budget

David Sandy presented the Financial Statement for May 2022 through April 2023 and the Proposed Budget Figure for June 1, 2023, through May 31, 2024. 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 2022 through April 2023. Once bank statements for May are received the statement will be updated to reflect the actual fiscal year of June 1, 2022, through May 31, 2023. A motion to accept the 2022-2023 statement and the 2023-2024 budget was made by John Foster, seconded by Jeannie Rich, and the motion passed unanimously. (A copy of statement and budget are included following the minutes.)

Comments by David Sandy Prior Committee Reports

David Sandy, Board President of our SHA, commented that this would be his last meeting serving as President and being a board member. He is stepping down from the position due to personal reasons. After the passing of his father this past Fall, he has been dealing with the care of an aging mother. David sited many of the experiences of being president, his love of the people of Stonecrest, and the roller coaster of events while being on the board. He reminded those present that the board's responsibility is to follow the by-laws and restrictions set forth and that changing the restrictions is a very time-consuming process. He thanked everyone for their help during his tenure.

Committee Reports

Executive Secretary/Office Report: Jane Hausman reported that 10 new lien filings were recorded at the Buchanan County Court House for non-payment of dues that became past due July 31, 2022. These new filings made a total of 17 liens on record. This compares to 26 liens on record at this time last year. The State Annual Registration form was filed and accepted in July 2022. All 1099's and federal taxes were filed in January 2023. Dues cards for the fiscal year June 2023 through May 2024 were mailed to 600 residents on May 13, 2023. Payments have already started coming in via mail and PayPal. Over the past 12 months, over 40 "Welcome to Stonecrest" packets were mailed to new residents. The packets include the latest Stonecrest Connection newsletter, a copy of restriction violations, and a welcome letter. The office received no calls of residents being missed at the Spring Trash pickup and the Spring Yard Waste pickup during the month of May. The service is provided by the HOA and pick-ups are done by Waste Management.

Compliance Committee: David Sandy reported that whenever a Restriction Violation Form is received, he personally goes to visit the resident and explains how they are violating the HOA restrictions. The resident is given a few days to correct the issue and a violation letter is sent to the resident. The SHA Board does not patrol the area, but only reacts when a violation has been received from a resident. The majority of the time David's visit takes care of the issue, but on an occasion legal advice has been sought.

Construction Approval Committee: Mike Putnam reported that the committee has received numerous approval requests for fences, patios, and walls. He did indicate that it would be helpful for all residents to turn in a drawing of what they are wanting to construct. The SignNow program that the office is now using has proven helpful in speeding up the signing process of the committee which in turn speeds up the approval time.

Finance Committee: Trenny Wilson reported that two CD's at Nodaway Valley Bank were cashed out this month (May) in the amount of \$49,742.81. These will be reinvested for a much higher rate of interest than previously received. A CD at BMO Harris Bank in the amount of approximately \$26,317.03 will be reaching maturity in June and will be redone to receive a higher interest rate. The checking account balance at the end of April was \$72,837.82. End of April 2023 Total Assets (CD's & checking account) equals approximately \$ 148,647.72.

Special Activities Committee: Jean Foster reported that a Stonecrest Photo Contest is coming to an end today, May 31st. Pictures will be posted on Facebook and 3 winners will be announced. The 4th Annual Holiday Lighting Contest will take place towards the end of the year. Jean asked for any suggestions from residents that will bring the community together.

Website (Social Media): Lance Rich reported that there are currently two Facebook sites. One being the official Stonecrest Homes Association page operated by the SHA Association. On this site David Sandy lists upcoming events, meeting dates, etc. The second site is more of a grassroots organization. On this site, anyone can post asking about such things as professional

services available in the area, reporting of lost animals, listing of garage sales, etc. Lance was thanked by the board for all of his efforts in taking care of the social media for the HOA.

Old Business

Newsletter Update: Sondra Kirby has graciously volunteered to take over the duties of handling the Stonecrest Newsletter and the Website.

Common Grounds Renovations & Restoration Completion: The renovations and restoration of the common areas of the association have been completed. The main entrance stone walls were repaired due to mortar falling out. The walls are much more solid with these repairs.

Spring Trash & Spring Yard Waste Pick-up: The May Spring Trash and the May Spring Yard Waste Pick-ups were carried out very well. The office received no reports of any residents' homes being skipped over.

New Business

Common Grounds: Discussion was held regarding the remulching of the common areas. A motion was made by resident Boston Parker for the board to get bids on weed control and mulching of the common areas, seconded by Mark Hagen, and unanimously approved.

Fall Yard Waste Pick-Up: A motion was made by Mike Putnam to have Waste Management contacted to schedule a date of December 2, 2023, for the Fall Yard Waste Pickup. The motion was seconded by Jean Foster and the motion passed. Jane Hausman will contact Waste Management to see if the date of December 2, 2023, is available for the fall yard waste pick-up.

Election of New Board Members for 2022-2023

David Sandy reported that there are three vacancies for the board this year. One being to fulfill the last year of David's 3-year term due to him resigning his position from the board. He has one year to fill of his term and the by-laws provide that this vacancy is filled by the Board Members. A motion was made by Mike Putnam to have Shaylynn Burnham fill this one-year position, seconded by Trenny Wilson, and the board approved the motion unanimously. The remaining two vacancies result from the ending of the 3-year terms of Jean Foster and Donna Jean Boyer. Nominations were received to place Jean Foster, Boston Parker, and Sarah Reese on the ballot. Mark Hagen made a motion to present these names to be voted on, seconded by Trenny Wilson, and the motion passed unanimously. A secret ballot was taken (1 vote per household) and Sarah Reese and Jean Foster received the winning votes.

Advisory Board Sign-Ups

David Sandy encouraged any residents in good standing to volunteer for the Advisory Board. The Advisory Board are **non-voting board members of the association**. The members of the Advisory board are asked to bring friendly advice, along with residents' concerns, to the attention of the Board of Directors. Those interested were asked to sign a sign-up sheet at the close of the meeting. Residents volunteering: Boston Parker, Curt Parker, Greg Bigham, and John Foster.

Prior to adjournment of the annual meeting board member Mike Putnam spoke to those gathered in thanking David Sandy for his past years of being involved with the SHA Board and serving as President these last four years. David has done a wonderful job in being a innovator of the Stonecrest Connection newsletter, updating the website, getting news out to residents in mass emails, initiating the SignNow program, getting the residential yard lights operating, putting Christmas lights up at entrances, etc. A special thanks, also, was given to Lance Rich in the giving of his personal time in supporting the social media, website, and always being there when needed to get something done. You were the perfect Easter Bunny!!

There being no further discussion, a motion for adjournment was made by John Foster, seconded by Ken Watkins, and motion passed unanimously. The meeting dismissed at 6:42 pm.

Respectfully Submitted,
Jane Hausman
Executive Secretary

STONECREST MAY 2022 through APRIL 2023

	To Date	2022-2023	%	2023-2024
ASSOCIATION INCOME	Actual	Budget		Budget
INCOME: DUES				
Current Year	\$ 37,852.29	\$ 39,260.00	96.4%	\$ 39,260.00
Past Years	\$ 584.99	\$ -		\$ -
Future Year	\$ 1,177.31	\$ -		\$ -
Fines Collected	\$ 400.00			
Lien Fees	\$ 756.00	\$ 640.00	118.1%	\$ 750.00
Legal Fees	\$ 100.00	\$ -		\$ -
Total Dues: Income	\$ 40,870.59	\$ 39,900.00	102.4%	\$ 40,010.00
INCOME: NEWSLETTER ADVERTISING	\$ 5,265.00	\$ 2,500.00	210.6%	\$ 3,000.00
TOTAL INCOME	\$ 46,135.59	\$ 42,400.00	108.8%	\$ 43,010.00
ASSOCIATION EXPENSE				
OPERATING EXPENSE:				
Contract Labor: Executive Secretary	\$ 12,000.00	\$ 12,000.00	100.0%	\$ 12,000.00
PROPERTY EXPENSES:				
Utilities	\$ 847.45	\$ 1,000.00	84.7%	\$ 1,000.00
Property Maint. / Water Runoff/Entrance Redo	\$ 5,850.00	\$ 2,000.00	292.5%	\$ -
Free Trash/Yard Waste Pickup	\$ 5,687.00	\$ 7,000.00	81.2%	\$ 7,000.00
Mowing	\$ 2,614.00	\$ 3,000.00	87.1%	\$ 3,000.00
Landscape Contract Maintenance	\$ 1,577.50	\$ 2,000.00	78.9%	\$ 2,000.00
Landscape Clean-up Maintenance	\$ 770.27	\$ 500.00	154.1%	\$ 500.00
GENERAL PRINTING/OFFICE SUPPLIES	\$ 288.86	\$ 1,000.00	28.9%	\$ 750.00
NEWSLETTER PRINTING	\$ 2,639.20	\$ 3,000.00	88.0%	\$ 3,000.00
NEWSLETTER POSTAGE - BULK	\$ 300.00	\$ 400.00	75.0%	\$ 500.00
POSTAGE & BOX RENT	\$ 1,803.95	\$ 1,200.00	150.3%	\$ 2,000.00
LEGAL FEES - General Consulting	\$ 200.00	\$ 3,000.00	6.7%	\$ 1,000.00
ACCOUNTING FEES	\$ 1,158.50	\$ 700.00	165.5%	\$ 1,300.00
INCOME TAX PAID	\$ 84.00	\$ 50.00	168.0%	\$ 84.00
INSURANCE PREMIUM	\$ 1,136.00	\$ 1,300.00	87.4%	\$ 1,300.00
BANK FEES	\$ 165.50	\$ 220.00	75.2%	\$ 220.00
LIEN FEES	\$ 472.77	\$ 1,000.00	47.3%	\$ 1,000.00
WEBSITE / COMPUTER	\$ 528.40	\$ 1,000.00	52.8%	\$ 1,000.00
TELEPHONE	\$ 11.48	\$ 200.00	5.7%	\$ 200.00
PROMOTIONS AND PRIZES	\$ 205.00	\$ 600.00	34.2%	\$ 400.00
ASSOCIATION EXPENSE	\$ 268.78	\$ 600.00	44.8%	\$ 400.00
TOTAL EXPENSES	\$ 38,608.66	\$ 41,770.00	92.4%	\$ 38,654.00
Checking Balance	\$ 72,837.82			
Petty Cash	\$ 50.00			
CD NVB	\$ 9,313.52			
CD NVB	\$ 40,129.35			
CD - BMO Harris Bank	\$ 26,317.03			
Total Assets	\$ 148,647.72			

EXECUTIVE BOARD MEETING
(following Annual Meeting)
May 31, 2023

Following the Annual Meeting a short Executive Board Meeting was held to determine officers of the board.

President: Mike Putnam

Vice President: Mark Hagen

Treasurer: Trenny Wilson

Board Members: **Kim Westhoff**
 Jean Foster
 Sarah Reese
 Shaylynn Burnham