

**STONECREST HOMES ASSOCIATION  
ANNUAL GENERAL MEETING  
MAY 29, 2024  
6 PM – Rolling Hills Library**

**Board Member Present:** Mike Putnam, Mark Hagen, Trenny Wilson, Kim Westhoff, Jean Foster, Sarah Reese, Shaylynn Burnham and Jane Hausman (non-voting member).

**Homeowner's Present:** Sara Hagen, Thom Yehle, John Foster, Carrie Fett, Donna Jean Boyer, Nikki Poirier, Pren Ross, Darrel Thimjon, Greg Bigham, David Sandy, Lance Rich, Ted Talbott, Sondra Kirby, and Kimberly Sigrist.

President Mike Putnam called the meeting to order at 6:03 pm.

**10% Quorum:** Only 14 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 Carrie Fett, seconded by Thom Yehle, and motion passed unanimously.

**Approval of the Previous (2023) Annual Meeting Minutes**

In reviewing the 2023 Annual Meeting Minutes, no additions or corrections were noted. Motion to approve the minutes was made by Mark Hagen, seconded by Trenny Wilson and motion passed unanimously.

**Approval of the 2023-24 Statement and 2024-2025 Budget**

Jane Hausman presented the Financial Statement for May 2023 through April 2024 and the Proposed Budget Figures for June 1, 2024, through May 31, 2025. It was 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 2023 through April 2024. Once bank statements for May are received the statement will be updated to reflect the actual fiscal year of June 1, 2023, through May 31, 2024. A motion to accept the 2023-24 Statement and the 2024-25 budget was made by Mark Hagen, seconded by Jean Foster, and the motion passed unanimously. (A copy of the statement and budget are included in these minutes.)

**Committee Reports**

**Executive Secretary/Office Report:** Jane Hausman reported that the State Annual Registration form was filed and accepted in July 2023. All 1099's were filed in January 2024 and federal taxes were filed in February 2024. Dues cards for the fiscal year June 2024 through May 2025 were mailed to 600 residents in early May. The HOA currently has 21 liens filed at the courthouse on 12 different properties. Over the past year, 29 "Welcome to Stonecrest" packets were mailed to new residents. The MailChimp email/telephone listing is currently being updated with the latest emails and phone numbers obtained from the information being returned with residents' dues payments. The last mass email sent to 428 residents resulted in a 61% opening rate. The office received no "missed" residence calls for the May Trash and Yard Waste Pickup by Waste Management.

**Compliance Committee:** Mark Hagen reported that recently there had been a number of restriction violation forms sent in. Most have been taken care of through personal visits.

**Construction Approval Committee:** Mark Hagen reported that the committee still has a couple of approval forms that are being reviewed. He did ask residents to please submit the constructional approval form, even if replacing existing sidewalks & driveways, as sometimes the design of the project is being changed from the original footprint.

**Finance Committee:** Trenny Wilson reported that the HOA's 3 Certificates of Deposit will come up for renewal in July of this year. The checking account balance at the end of April was \$32,147.45. April 2024 Total Assets (CD's & Checking Account) equals approximately \$151,123.12.

**Special Activities Committee:** Jean Foster reported the Community Blood Drive will be held on July 27, 2024, from 1-5pm at the Knights of Columbus Hall on North 49<sup>th</sup> Terrace.

**Website/Social Media:** Mark Hagen reported that the website redesign is almost complete. Facebook is doing well. He welcomed any suggestions such as the one recently received by email asking for more diverse photos of people to be included on the website.

### **Old Business**

**Spring Trash & Yard Waste:** The May Trash Yard & Waste pickups held were successful. No missed homes were reported by residents.

**Common Ground Maintenance:** Jenkins Lawn Care started their servicing of the common areas in Stonecrest in April 2024.

### **New Business**

**Fall Yard Waste Pickup Schedule:** Jane Hausman reported that the Fall Yard Waste Pickup will be on December 7, 2024, from 7am – noon.

**Electrical Issues at Entrance:** Mark Hagen and David Sandy discussed the electrical problem that was noticed at the entrance. They are going to look into it further as it may be simply a transformer issue. (Jeff Cox is the electrician that has done work before on the lighting.)

**Board Meeting Schedule for 2024-25:** Jane Hausman presented a sheet showing the dates of the upcoming quarterly meeting dates/annual meeting date for 2024-25. (A copy is shown at the end of these minutes.)

**Discussion of Restrictions #1 & #2:** Mark Hagen reported that there had been a number of questions regarding sheds, pergolas, gazebos, fences, etc. **Restriction #1** covers the subject of no building being erected or placed or permitted to remain on any lot other than the one detached single-family dwelling, to which a private garage or carport attached by a breezeway or roofed patio. **Restriction #2** covers the subject of no storage sheds. Mark explained that in order to allow storage sheds the restriction would need to be changed. This requires the written consent of 60% of the homeowners, signatures notarized, and then filed for record at the office of the Recorder of Deeds of Buchanan County, before it shall be effective. (Mark reported that when the Restrictions were last updated in 2017 that it took a little over 2 years to obtain 60% of homeowners' signatures, which would be approximately 360 residents signing with one signature per household.) Mark reported that some gazebos and pergolas had been allowed to be constructed, because they were not considered a "building", since they did not consist of a solid roof and side walls. He urged anyone interested in building something to submit the construction approval form so that the committee can review the drawings/description.

### **Election of New Board Members for 2024-25**

Two board members, Mike Putnam and Shaylynn Burnham, have terms that are expiring, and they are going off the board. Three residents expressed interest in being candidates for the board: Tom Yehle, Patrick Lile, and Kim Sigrist. The two candidates in attendance gave a short talk as to why they were interested in being on the board. The candidates were voted on by secret ballot (1 vote per household) of which Kim Sigrist won the most votes and there was a tie between Thom Yehle and Patrick Lile. A second secret ballot vote was held, and Thom Yehle won that vote. Kim and Thom will both be serving a three-year term. Mark Hagen explained that there were also volunteer positions for the Advisory Board and sign-up sheets for anyone interested.

### **Open Floor Discussion**

The floor was open to comments from residents attending the meeting. The topic of grass clippings being on the street was brought up, which is against city ordinance. Donna Jean Boyer wanted to thank everyone involved in organizing the Stonecrest Garage Sale event and the Block Party event. Both were tremendous successes. David Sandy expressed that he hopes to see the Block Party become an annual event.

There being no further discussion, a motion for adjournment was made by David Sandy, seconded by Trenny Wilson, and the motion passed unanimously. The meeting adjourned at 7:10pm.

Respectfully submitted,  
Jane Hausman  
Executive Secretary

**EXECUTIVE BOARD MEETING  
ANNUAL MEETING  
STONECREST HOMES ASSOCIATION  
ROLLING HILLS LIBRARY  
6 PM - MAY 29, 2024**

Immediately following the Annual Meeting of the Stonecrest Homes Association, an executive board meeting was held to determine the 2024-2025 Officers.

The outgoing officers for the 2023-2024 year were: Mike Putnam – President  
Mark Hagen – Vice President  
Trenny Wilson – Treasurer

Nominations were made and voting held. **The new officers for the 2024-2025 are:**

**Mark Hagen – President  
Jean Foster – Vice President  
Trenny Wilson – Treasurer**

Following the election of officers, the following committees were determined:

**Construction Approval Committee:** Mark Hagen, Thom Yehle, Sarah Reese

**Violations Committee:** Mark Hagen, Trenny Wilson, Thom Yehle

Meeting Adjourned at 7:45pm.

Respectfully Submitted,  
Jane Hausman  
Executive Secretary/Stonecrest HOA

# STONECREST MAY 2023 through APRIL 2024

	To Date	2023-2024	%	2024-2025
<b>ASSOCIATION INCOME</b>	<b>Actual</b>	<b>Budget</b>		<b>Budget</b>
<b>INCOME: DUES</b>				
Current Year	\$ 37,116.95	\$ 39,260.00	94.5%	\$ 37,688.00
Past Years	\$ 401.99	\$ -	0.0%	\$ -
Future Year	\$ 1,572.32	\$ -	0.0%	\$ -
Fines Collected				
Lien Fees	\$ 270.00	\$ 750.00	36.0%	\$ 500.00
Legal Fees		\$ -		
<b>Total Dues: Income</b>	<b>\$ 39,361.26</b>	<b>\$ 40,010.00</b>	<b>98%</b>	<b>\$ 38,188.00</b>
<b>INCOME: NEWSLETTER ADVERTISING</b>	<b>\$ 3,730.00</b>	<b>\$ 3,000.00</b>	<b>124.3%</b>	<b>\$ 3,500.00</b>
<b>TRANSFER OF INCOME FOR CD PURCHASE</b>	<b>\$ (40,000.00)</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ -</b>
<b>TOTAL INCOME</b>	<b>\$ 3,091.26</b>	<b>\$ 43,010.00</b>	<b>7.2%</b>	<b>\$ 41,688.00</b>
<b>ASSOCIATION EXPENSE</b>				
<b>OPERATING EXPENSE:</b>				
Contract Labor: Executive Secretary	\$ 12,000.00	\$ 12,000.00	100.0%	\$ 12,000.00
<b>PROPERTY EXPENSES:</b>				
Utilities	\$ 659.72	\$ 1,000.00	66.0%	\$ 1,000.00
Property Maint. / Water Runoff/Entrance Redo	\$ 9,915.00	\$ -	0.0%	\$ -
Free Trash/Yard Waste Pickup	\$ 5,687.00	\$ 7,000.00	81.2%	\$ 7,000.00
Mowing	\$ 2,321.00	\$ 3,000.00	77.4%	\$ 3,000.00
Landscape Contract Maintenance	\$ 2,578.99	\$ 2,000.00	128.9%	\$ 3,000.00
Landscape Clean-up Maintenance	\$ -	\$ 500.00	0.0%	\$ 500.00
<b>GENERAL PRINTING/OFFICE SUPPLIES</b>	<b>\$ 828.32</b>	<b>\$ 750.00</b>	<b>110.4%</b>	<b>\$ 850.00</b>
<b>NEWSLETTER PRINTING</b>	<b>\$ 3,493.23</b>	<b>\$ 3,000.00</b>	<b>116.4%</b>	<b>\$ 3,500.00</b>
<b>NEWSLETTER POSTAGE - BULK</b>	<b>\$ 720.00</b>	<b>\$ 500.00</b>	<b>144.0%</b>	<b>\$ 800.00</b>
<b>POSTAGE &amp; BOX RENT</b>	<b>\$ 758.40</b>	<b>\$ 2,000.00</b>	<b>37.9%</b>	<b>\$ 1,000.00</b>
<b>LEGAL FEES - General Consulting</b>	<b>\$ 200.00</b>	<b>\$ 1,000.00</b>	<b>20.0%</b>	<b>\$ 1,000.00</b>
<b>ACCOUNTING FEES</b>	<b>\$ 620.00</b>	<b>\$ 1,300.00</b>	<b>47.7%</b>	<b>\$ 1,000.00</b>
<b>INCOME TAX PAID</b>	<b>\$ -</b>	<b>\$ 84.00</b>	<b>0.0%</b>	<b>\$ 84.00</b>
<b>INSURANCE PREMIUM</b>	<b>\$ 1,458.17</b>	<b>\$ 1,300.00</b>	<b>112.2%</b>	<b>\$ 1,800.00</b>
<b>BANK FEES</b>	<b>\$ 60.00</b>	<b>\$ 220.00</b>	<b>27.3%</b>	<b>\$ 220.00</b>
<b>LIEN FEES</b>	<b>\$ 444.96</b>	<b>\$ 1,000.00</b>	<b>44.5%</b>	<b>\$ 1,000.00</b>
<b>WEBSITE / COMPUTER</b>	<b>\$ 1,316.43</b>	<b>\$ 1,000.00</b>	<b>131.6%</b>	<b>\$ 1,000.00</b>
<b>TELEPHONE</b>	<b>\$ 125.16</b>	<b>\$ 200.00</b>	<b>62.6%</b>	<b>\$ 200.00</b>
<b>PROMOTIONS AND PRIZES</b>	<b>\$ 190.00</b>	<b>\$ 400.00</b>	<b>47.5%</b>	<b>\$ 300.00</b>
<b>ASSOCIATION EXPENSE</b>	<b>\$ 405.25</b>	<b>\$ 400.00</b>	<b>101.3%</b>	<b>\$ 450.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 43,781.63</b>	<b>\$ 38,654.00</b>	<b>113.3%</b>	<b>\$ 39,704.00</b>
Checking Balance	\$ 32,147.45			
Petty Cash	\$ 50.00			
CD - BMO Harris Bank	\$ 27,070.32			
CD - BMO Harris Bank	\$ 50,913.75			
CD - BMO Harris Bank	\$ 40,941.60			
<b>Total Assets</b>	<b>\$ 151,123.12</b>			

**STONECREST HOA**  
**SCHEDULE OF UPCOMING MEETINGS**  
**2024-2025**

**Monday, August 5<sup>th</sup>, 2024 – QUARTERLY MEETING**

- 6 pm
- Lower level of Rolling Hills Library

**Monday, November 4<sup>th</sup>, 2024 – QUARTERLY MEETING**

- 6 pm
- Lower level of 6 Rolling Hills Library

**Monday, February 3<sup>rd</sup>, 2025 - QUARTERLY MEETING**

- 6 pm
- Lower level of Rolling Hills Library

**Monday, May 5<sup>th</sup>, 2025 – QUARTERLY MEETING**

- 6 pm
- Lower level of Rolling Hills Library

**Wednesday, May 28<sup>th</sup>, 2025 – ANNUAL MEETING**

- 6 pm
- UPPER LEVEL OF ROLLING HILLS LIBRARY

**Monday, August 4<sup>th</sup>, 2025 – QUARTERLY MEETING**

- 6 pm
- Lower level of Rolling Hills Library

**Monday, November 3, 2025 – QUARTERLY MEETING**

- 6 PM
- Lower level of Rolling Hills Library

# Stonecrest Annual Meeting

May 29th, 2024

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# Stonecrest Annual Meeting

May 29th, 2024

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Sara Hagen

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John Foster

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