

STONECREST HOMES ASSOCIATION ANNUAL MEETING

Meeting MAY 28, 2025 – 6 PM

Rolling Hills Library

Board Members Present: Mark Hagen, Trenny Wilson, Kim Westhoff, Thom Yehle, Kim Sigrist, and Jane Hausman (non-voting member).

Homeowners Present: Chuck & Jean Knight, Ken & Sue Watkins, Barbara & Jerry Wilkerson, Shannon Coates, Carrie Felt, Larry & Char Larkin, David Sandy, Lance Rich, Ronda Chesney, Marcy Culley, Mary Jo Burger, and Les & Sandy Hedgpeth.

President Mark Hagen called the meeting to order at 6:03 pm.

10% Quorum: Only 11 homes were represented at the start of the annual meeting. The 10% quorum would have required 60 homes to be present. The motion to waive the 10% quorum was made by Jerry Wilkerson, seconded by Chuck Knight, and motion passed unanimously.

Approval of the Previous (2024) Annual Meeting Minutes

In reviewing the 2024 Annual Meeting Minutes, no additions or corrections were noted. Motion to approve the minutes was made by Thom Yehle, seconded by Kim Sigrist, and the motion passed unanimously.

Approval of the 2024-25 Statement and 2025-26 Budget

Jane Hausman presented the Financial Statement for May 2024 through April 2025 and the Proposed Budget Figures for June 1, 2025, through May 31, 2026. 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 2024 through April 2025. Once bank statements for May are received the statement will be updated to reflect the actual fiscal year of June 1, 2024, through May 31, 2025. A motion to accept the 2024-25 Statement and the 2025-26 Budget was made by Thom Yehle, seconded by Trenny Wilson, and the motion unanimously passed. (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 accepted in July 2024. All 1099's were filed in January 2025 and federal taxes were filed in February 2025. Dues cards for the fiscal year, June 2025 through May 2026, were mailed to residents in the first part of May. Nineteen liens were filed this month for non-payment of dues covering June 1, 2024, through May 31, 2025. This makes a total of 30 liens filed at the courthouse. Over the past year, 27 "Welcome to Stonecrest" packets were mailed to new residents. The office received two missed residents calls for

the May Spring Yard Waste pick up. Waste Management sent a truck out to pick up the missed items. The Spring Newsletter was mailed out in April. Thank you to Sondra Kirby for taking care of publishing the Newsletter.

Compliance Committee: Mark Hagen reported that this Spring had not been bad in the number of restriction violation reports received. When contacted, most of the residents are good to work with and come into compliance with the restrictions in a timely manner.

Construction Approval Committee: Mark Hagen reported that there have been a number of construction approval forms submitted this spring. These have been pretty much cut and dry involving mainly deck and fence projects.

Finance Committee: Trenny Wilson reported that the HOA's 3 Certificates of Deposit will come up for renewal in August 2025. She will be contacting banks to check on the current rate of CD's before renewing them. The checking account balance at the end of April 2025 was \$38,257.13. The amount of CDs at the end of April 2025 was \$122,386.14.

Special Activities Committee: Mark Hagen, in Jean Foster's absence, indicated that she would gladly accept suggestions for activities.

Website/social media: Mark Hagen thanked David Sandy and Lance Rich for their continued support and work put into keeping the social media up and running.

Old Business

Spring Yard Waste Pick-Up: Jane Hausman reported that the pick-up went well. Two homes were missed in the initial pick-up, but Waste Management was called and they sent a truck out to pick up the items.

Common Area Maintenance: Mark Hagen reported that some of the lighting at entrances are getting old and that attention is needed at the common area in regard to weeds, maintenance, etc. Mark will be contacting Jenkins in the next couple of weeks to go over the areas needing attention.

QuickBooks Migration: Mark Hagen reported that the office is working on changing over to an updated version of QuickBooks.

Point of Emphasis: Mark Hagen addressed the concern of yard clippings being discharged into the streets. This is a city ordinance and there is not much the HOA can do on this. Any resident can call the city on any ordinance NOT being followed by other residents. Mark also brought up the increased visibility of boats, campers, trailers, etc. in Stonecrest. This is common this time of year with residents getting ready to take vacations and people

coming in with travel trailers to visit family/friends in Stonecrest. When residents have been contacted many explained that it was a temporary situation and things would be moved shortly.

Common Area Maintenance Group: Mark Hagen explained that he would like to assemble a group of board members and residents that would like to help with common area maintenance and to keep an eye on things and report when things need attention. Anyone interested in being a part of this group is asked to contact the office.

Street Concerns / Street Speed Bumps: Mark Hagen explained that all street repairs in the Stonecrest development fall under the responsibility of the City of St. Joseph. Any resident can go onto the City of St. Joseph website and find the “Pothole” form that can be filled out online requesting street repairs. Also, any resident interested in looking into the possible use of speed bumps can contact the city requesting them to investigate the feasibility of speed bumps on a certain street. (This speed bump request form is included with these minutes and can be filled out and sent to the city.)

New Business

Board Member Terms Expiring: Three board members’ terms come to an end of May. They are Mark Hagen, Trenny Wilson, and Kim Westhoff. Mark Hagen explained that any resident in good standing was open to run for the board. No one expressed interest in running for a board seat. At this time, Mark, Trenny and Kim indicated that they were all willing to serve another 3-year term on the board. A motion was made by David Sandy to approve the three board members whose terms were expiring to another 3-year term on the board, motion was seconded by Carrie Fett, and the motion was approved unanimously.

Fall 2025 Yard Waste Pick Up Schedule: Jane Hausman confirmed that Waste Management will run the Fall Yard Waste Pick-up on **December 6th, 2025.**

Open Floor Discussion

Topics Brought Up By Residents Attending:

- Cars being parked on the streets more than the 48 hours allowed by the city without moving them. Residents can call the city to report these cars as a safety issue, especially in the case of cars on hills and curves. Cars need to be on driveways or in their garages. This becomes a bigger issue in the wintertime with snow and ice on the streets and trying to get traffic around cars on the streets.
- Grass clippings being deposited on the streets or down sewers.
- Foxes are being spotted in residents’ yards. A danger to small pets.

- Golf carts are being seen going through stop sign intersections causing dangerous situations. These are not allowed on city streets per city ordinance. A suggestion for making a Stonecrest video for social media showing the potential danger.
- Need to have more police presence on the streets of Stonecrest.
- The attitude of “we don’t do policing of the Stonecrest streets as a board “was discussed. Residents are looked at to report restriction violations anonymously and the resident in violation is never made aware of who sent the form into the office. Possible special board meeting to discuss who could “police” with authority so that it isn’t just a neighbor submitting violations.
- David Sandy explained that some of the restrictions need to be policed by the board, such as functioning yard lights, so that the HOA cannot be held liable for accidents because of poor lighting on the streets. The board can rely on legal counsel in certain areas such as this.
- It is a city ordinance that trees hanging over the streets must be 14 ft. off the street. Trees hanging over sidewalks need to be 8 ft. off the street.
- Discussion of creating a “Community Assistance Group” for Stonecrest was held. Larry Larkin has volunteered to be part of this. Mark Hagen will be in contact with Larry to discuss further.
- Possible topics to be put in Fall Newsletter: Listing of city ordinances that include grass clippings, cars on street over 48 hours, use of firearms on residents, trash containers, golf carts, work trucks,

There being no further discussion, a motion for adjournment was made by David Sandy, seconded by Trenny Wilson, and unanimously approved.

Respectfully submitted,
 Jane Hausman
 Executive Secretary

STONECREST MAY 2024 through APRIL 2025

	To Date	2024-25	%	2025-26
<u>ASSOCIATION INCOME</u>	Actual 4-30-25	Budget		Budget
INCOME: DUES				
Current Year	\$ 36,595.02	\$ 37,688.00	97.1%	\$ 39,260.00
Past Years	\$ 401.47	\$ -		\$ 200.00
Future Year	\$ 879.36	\$ -		\$ 1,000.00
Lien Fees	\$ 378.00	\$ 500.00	75.6%	\$ 640.00
Legal Fees	\$ -	\$ -		\$ -
Total Dues: Income	\$ 38,253.85	\$ 38,188.00	100.2%	\$ 41,100.00
INCOME: NEWSLETTER ADVERTISING	\$ 2,170.00	\$ 3,500.00	62.0%	\$ 4,000.00
TOTAL INCOME	\$ 40,423.85	\$ 41,688.00	97.0%	\$ 45,100.00
<u>ASSOCIATION EXPENSE</u>				
OPERATING EXPENSE:				
Contract Labor: Executive Secretary	\$ 12,200.00	\$ 12,000.00	102.0%	\$ 13,200.00
PROPERTY EXPENSES:				
Utilities	\$ 615.11	\$ 1,000.00	61.5%	\$ 1,000.00
Free Trash/Yard Waste Pickup	\$ 5,687.00	\$ 7,000.00	81.2%	\$ 9,000.00
Mowing	\$ 2,087.00	\$ 3,000.00	69.6%	\$ 3,000.00
Landscape Contract Maintenance	\$ 2,954.13	\$ 3,000.00	98.5%	\$ 3,000.00
Common Area Maint. /Repairs/Electrical	\$ 500.00	\$ 500.00	100.0%	\$ 1,500.00
BANK FEES	\$ 150.50	\$ 220.00	68.4%	\$ 220.00
GENERAL PRINTING/OFFICE SUPPLIES	\$ 502.06	\$ 850.00	59.1%	\$ 1,000.00
NEWSLETTER PRINTING	\$ 2,398.43	\$ 3,500.00	68.5%	\$ 3,000.00
NEWSLETTER POSTAGE - BULK	\$ 750.00	\$ 800.00	93.8%	\$ 800.00
POSTAGE & BOX RENT	\$ 1,368.39	\$ 1,000.00	136.8%	\$ 1,500.00
LEGAL FEES - General Consulting	\$ 650.00	\$ 1,000.00	65.0%	\$ 3,000.00
ACCOUNTING FEES	\$ 620.00	\$ 1,000.00	62.0%	\$ 1,000.00
INSURANCE PREMIUM	\$ 1,155.35	\$ 1,800.00	64.2%	\$ 1,500.00
LIEN FEES	\$ 556.20	\$ 1,000.00	55.6%	\$ 1,000.00
WEBSITE / COMPUTER	\$ 1,500.40	\$ 1,000.00	150.0%	\$ 2,500.00
TELEPHONE	\$ 11.53	\$ 200.00	5.8%	\$ 200.00
PROMOTIONS AND PRIZES	\$ 142.70	\$ 300.00	47.6%	\$ 300.00
ASSOCIATION EXPENSE	\$ 465.37	\$ 450.00	103.4%	\$ 600.00
TOTAL EXPENSES	\$ 34,314.17	\$ 39,620.00	86.6%	\$ 47,320.00
Checking Balance	\$ 38,257.13			
Petty Cash	\$ 50.00			
CD - BMO Harris Bank 8-12-2025	\$ 52,447.12			
CD - BMO Harris Bank 8-12-2025	\$ 42,174.63			
CD - BMO Harris Bank 8-7-2025	\$ 27,764.39			
Total Assets	\$ 160,693.27			

Steps to Request Speed Bumps:

1. Complete the NTSP Request Form:

- Access the Neighborhood Traffic Safety Program Request Form online at <https://ci.st-joseph.mo.us/FormCenter/Police-11/Neighborhood-Traffic-Safety-Program-59>.
- Fill out the form with detailed information about the traffic issues in your neighborhood

2. Submit the Form:

- After completing the form, submit it as instructed on the website.
- For questions or assistance, contact the St. Joseph Police Traffic Unit at 816-271-5359.

3. Neighborhood Involvement:

- Engage with your neighbors to discuss the traffic concerns and gather support for the request.
- While not explicitly stated in St. Joseph's guidelines, some municipalities require a petition with a certain percentage of residents' approval for traffic calming measures. Collaborating with your neighbors can strengthen your request.

4. Await Evaluation:

- Once submitted, the Traffic Unit will review your request, which may involve conducting traffic studies and assessing the suitability of installing speed bumps in your area.
- The evaluation process will consider factors such as traffic volume, speed, and accident history.

Neighborhood Traffic Safety Program Request Form

Name: _____

Date: _____

Address: _____

Date of Birth: _____

Home Phone #: _____

Cell Phone #: _____

Email: _____

Neighborhood Group or Association: _____

Name of primary street of concern: _____

Nearest cross street: _____

What concerns have you identified with the above location? _____

Please provide contact names and phone numbers for the following:

Neighborhood Associations or Neighborhood Watch: _____

Please check the items that you are requesting:

_____ Neighborhood Speed Watch (Radar Loan Program)

_____ Traffic Safety Yard Sign Program

_____ Radar Trailer

Note: The Neighborhood Speed Watch Program requires volunteers involved to pass a criminal background check.

Questions? Contact the St. Joseph Police Traffic Unit at 816-271-5359

Return this form to:

St. Joseph Police Department Traffic Unit

501 Faraon

St. Joseph, Mo. 64501

OR

Fax: 816-271-5376

STONECREST HOA
SCHEDULE OF UPCOMING EVENTS
2025-2026

Monday, August 4, 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

Monday, February 2, 2026 – QUARTERLY MEETING

- 6 PM
- Lower level of Rolling Hills Library

Monday, May 4th, 2026 – QUARTERLY MEETING

- 6PM
- Lower level of Rolling Hills Library

Wednesday, May 27, 2026 – ANNUAL MEETING

- 6 PM
- Upper level of Rolling Hills Library

Monday, August 3, 2026 – QUARTERLY MEETING

- 6 PM
- Lower level of Rolling Hills Library

Monday, November 2, 2026 – QUARTERLY MEETING

- 6 PM
- Lower level of Rolling Hills Library

ATTENDEES
STONECREST ANNUAL MEETING

May 28, 2025

Name:

Email Address:

Chuck & Jean Knight knightjean1@aol.com

Ken & Sue Watkins

Bubba & Jerry Miller

bawhumbug1943@gmail.com

Shannon Coates

CARRIE FETT

DOGGIELOTE@GMAIL.COM

Trenny Wilson

det.Trenny@yahoo.com

Larry & Char Larkin

llarkin54@gmail.com

David Sandy & ~~Lance Rich~~

david@davidsandy.com

Lance Rich

lance@lancerich.com

Kim Signist

rob.signist@att.net

Ronda Chesney

rondachesney@yahoo.com

Marcy Cullen

Mary Jo Barga

Les & Sandy Hedgpeth