

# STONECREST HOMES ASSOCIATION QUARTERLY MEETING

Meeting AUGUST 5, 2025

Held at Rolling Hills Library

**Board Members Present:** Mark Hagen, Jean Foster, Kim Westhoff, and Thom Yehle. Jane Hausman was present but is a non-voting member.

**Homeowners Present:** Peggy Dillon, Deborah Yehle, Dennis Martin, Rebecca Mollus, Stacey Poirier, Tom Kendall, Sondra Kirby, Joseph Kirby, Don Daffron, Jeanne Daffron, Sara Hagen, Kristy Schussler/Tony Sample, and two members' names illegible.

President Mark Hagen called the meeting to order at 6:00 pm. Minutes from May 7, 2025, quarterly meeting were reviewed. No additions of corrections were made. Motion to approve the minutes made by Thom Yehle, seconded by Kim Westhoff, and the minutes were approved by board vote.

**Treasurer's Report:** Jane Hausman reported a beginning balance of \$38,257.13, income of \$32,901.47, expenses of \$10,894.69, leaving a balance of \$60,263.91. (Complete itemized treasurer's report is included at the back of these minutes.) No checks were presented for payment. Motion to approve the financial report was made by Jean Foster, seconded by Thom Yehle, and the board approved.

## COMMITTEE REPORTS

**Executive Secretary Report:** Jane Hausman read the executive report. A copy of the report is included at the back of these minutes.

**Compliance Report:** Several compliance reports have been filed this quarter. Some of these the board can handle and try to work out with the residence. Some of the complaints that are received deal with street and car issues which the HOA has NO jurisdiction on. These are city issues and must be dealt with by the city. All complaints need to be filed on the form found on the website and then sent to the office.

**Construction Approval Forms:** No issues with construction items this quarter. Some calls received about swimming pools restrictions and fences around them. Mark Hagen explained that in this case, you need to contact the city to see what their regulations are for pools & fences and check with your insurance company on what regulations they may have.

**Finance Committee:** Jane Hausman reported that Trenny Wilson will be moving 3 CDs that are due to mature on 8-12-25 at BMO Bank. BMO has quoted 3% on 13 months. Bank Midwest will do about 4.23%, but final rate is determined by the actual day of deposit. Our past rate at BMO was 4.64%.

**Special Activities:** Jean Foster reported that she will be in touch with Sondra Kirby on the information regarding the Christmas Lighting Contest. Sondra will be including this in the Fall Stonecrest Connection newsletter.

## **OLD BUSINESS**

**Yard Clipping:** Yard clippings being blown into the street is nothing that the HOA can regulate as they are on the street, which is a city issue.

**Common Area Maintenance:** Mark Hagen met with Jenkins Lawn and went over the common areas and what is expected from them on the maintenance of the common area.

**Spring Yard Pickup:** The Spring Yard pickup held in May went off well. One residence was missed, but they immediately took care of it when notified.

## **NEW BUSINESS**

**Common Area Maintenance:** Jenkins has been hired to cut the dead limbs out of the common area tree located at Stonecrest Terrace and Leonard.

### **Current Concerns:**

- 1.) Trash Cans continue to show up in restriction violation forms. The trash cans cannot be seen on any of the four sides. They need to be out of sight.
- 2.) Yard maintenance includes getting rid of dead limbs from trees and mowing of the yards within the restriction guidelines.
- 3.) Golf carts are being seen more on the streets, but again, this is a city issue. Residents, however, can contact the city to share their concerns on reckless driving and safety issues in your neighborhood.
- 4.) City Street Repairs continue to be of great importance. All residents are encouraged to report your area of concern to the city or perhaps write a letter to your councilman, who is Andy Trout and a resident of Stonecrest. A suggestion was made members of the board to drive around the street, create a list of repairs needed, and send to the city.
- 5.) Exterior paint colors were discussed. Mark Hagen explained that the restrictions do not provide specific colors allowed or not allowed. Color is very much a subjective topic, because what one resident likes another may not like. Several board members have driven by the recent location in question regarding the color. Their thoughts were that while they may not want to paint their own homes that color there are several homes in Stonecrest that are brightly painted.

**Newsletter:**

We are thinking of offering the newsletter through email to those residents that have given the office their email address. The office would like to send out a mass email asking the residents if they would prefer email to postal mail.

**Topics from the floor:**

- 1.) Residents have noticed mechanical work being done in the front yard. Mark Hagen explained that a restriction violation form should be submitted along with a photo if they are able to take one.
- 2.) If a resident has a neighbor that may seem questionable in their actions and going-ons, please call the police and tell them your concerns. It is best not to have direct contact with the neighbor.
- 3.) A suggestion was made that there might be the need for "kids in area" sign on some of the streets. A resident can call the police traffic department and ask about this if they feel such a sign is needed on their street.
- 4.) Overall concern expressed about the speed of cars in Stonecrest, plus cars ignoring stop signs. Jean Foster was going to contact the police department and ask for more presence in the neighbor.
- 5.) Mark Hagen brought up the idea of having another clean-up throughout the neighborhood in the event of a windstorm leaving brush and limbs in the neighborhood. We would have to see if Waste Management can do this or if another vendor would be needed.
- 6.) Mark Hagen said that a new attorney has been found to handle any legal issues moving forward. A thank you gift was sent to Gary Myers upon his retirement from his law practice.
- 7.) The Stonecrest Fall Yard Waste Pick-up is scheduled for Sat., December 6, 2025.

Motion was made by Jean Foster to adjourn the meeting at 7:17pm, seconded by Thom Yehle, and the motion carried.

Respectfully submitted,  
Jane Hausman  
Executive Secretary

## **EXECUTIVE SECRETARY REPORT**

**August 5, 2025**

Dues postcards were mailed mid-May for the dues covering the June 2025-May 2025.6 time frame. There were 19 liens filed at the courthouse on May 31, 2025. 9 liens have been released since the last report. We currently have 26 active liens.

Since the last quarterly meeting the office has received 5 construction approval forms and 14 restriction violation forms.

The 2025 State Annual Registration report was sent to Jefferson City on August 1, 2025.

The thank you gift was sent to Gary Myers (attorney) for his years of service to the HOA. He should receive it on August 8<sup>th</sup>.

The updated 2024-25 Annual Financial Report has been updated. It is shown at the back of the minutes.

Respectfully Submitted,  
Jane Hausman  
Executive Secretary



**TREASURER'S REPORT**  
**QUARTERLY MEETING - AUGUST 1, 2025**

<b>STARTING BALANCE 5-1-2025</b>	<b>\$38,257.13</b>
Income:	<b>\$32,901.47</b>
Expenses:	<b><u>-\$10,894.69</u></b>
<b>ENDING BALANCE as of 8-1-25</b>	<b>\$60,263.91</b>

**INCOMES:**

Current Dues	\$26,153.82
Past Dues	\$319.00
Future Dues	\$5,731.65
Liens Collected	\$162.00
Advertising	\$535.00

**TOTAL INCOME: \$32,901.47**

**EXPENSES:**

Bank Fees	\$88.00
Contract Labor	\$3,300.00
Free Trash/Yard Waste Pickup	\$4,166.50
Lawn Maintenance	\$983.32
Landscape One Time Clean Ups	\$298.41
Lien Fees	\$695.25
Postage and Box Rent	\$3.15
Mowing	\$1,032.00
Office Supplies	\$181.27
Utilities - Electric (entrances)	\$146.79
<b>TOTAL EXPENSES</b>	<b>\$10,894.69</b>

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Respectfully Submitted,  
Jane Hausman  
Executive Secretary

# STONECREST FINANCIAL/BUDGET JUNE 2024 - MAY 2025

	To Date	2024-25	%	2025-26
<b>ASSOCIATION INCOME</b>	Actual 5-31-25	Budget		Budget
<b>INCOME: DUES</b>				
Current Year	\$ 31,772.82	\$ 37,688.00	84.3%	\$ 39,260.00
Past Years	\$ 401.47	\$ -		\$ 200.00
Future Year	\$ 6,468.58	\$ -		\$ 1,000.00
Lien Fees	\$ 378.00	\$ 500.00	75.6%	\$ 640.00
Legal Fees	\$ -	\$ -		\$ -
Total Dues: Income	\$ 39,020.87	\$ 38,188.00	102.2%	\$ 41,100.00
<b>INCOME: NEWSLETTER ADVERTISING</b>	\$ 2,170.00	\$ 3,500.00	62.0%	\$ 4,000.00
<b>TOTAL INCOME</b>	\$ 41,190.87	\$ 41,688.00	98.8%	\$ 45,100.00

## ASSOCIATION EXPENSE

<b>OPERATING EXPENSE:</b>				
Contract Labor: Executive Secretary	\$ 12,300.00	\$ 12,000.00	102.0%	\$ 13,200.00
<b>PROPERTY EXPENSES:</b>				
Utilities	\$ 615.96	\$ 1,000.00	61.6%	\$ 1,000.00
Free Trash/Yard Waste Pickup	\$ 5,687.00	\$ 7,000.00	81.2%	\$ 9,000.00
Mowing	\$ 2,451.00	\$ 3,000.00	81.7%	\$ 3,000.00
Landscape Contract Maintenance	\$ 3,199.96	\$ 3,000.00	106.7%	\$ 3,000.00
Common Area Maint. /Repairs/Electrical	\$ 692.98	\$ 500.00	100.0%	\$ 1,500.00
<b>BANK FEES</b>	\$ 150.50	\$ 220.00	68.4%	\$ 220.00
<b>GENERAL PRINTING/OFFICE SUPPLIES</b>	\$ 504.26	\$ 850.00	59.3%	\$ 1,000.00
<b>NEWSLETTER PRINTING</b>	\$ 2,398.43	\$ 3,500.00	68.5%	\$ 3,000.00
<b>NEWSLETTER POSTAGE - BULK</b>	\$ 750.00	\$ 800.00	93.8%	\$ 800.00
<b>POSTAGE &amp; BOX RENT</b>	\$ 1,363.69	\$ 1,000.00	136.4%	\$ 1,500.00
<b>LEGAL FEES - General Consulting</b>	\$ 650.00	\$ 1,000.00	65.0%	\$ 3,000.00
<b>ACCOUNTING FEES</b>	\$ 620.00	\$ 1,000.00	62.0%	\$ 1,000.00
<b>INSURANCE PREMIUM</b>	\$ 1,155.35	\$ 1,800.00	64.2%	\$ 1,500.00
<b>LIEN FEES</b>	\$ 250.29	\$ 1,000.00	25.0%	\$ 1,000.00
<b>WEBSITE / COMPUTER</b>	\$ 1,500.40	\$ 1,000.00	150.0%	\$ 2,500.00
<b>TELEPHONE</b>	\$ 11.53	\$ 200.00	5.8%	\$ 200.00
<b>PROMOTIONS AND PRIZES</b>	\$ 142.70	\$ 300.00	47.6%	\$ 300.00
<b>ASSOCIATION EXPENSE</b>	\$ 290.37	\$ 450.00	64.5%	\$ 600.00
<b>TOTAL EXPENSES</b>	\$ 34,734.42	\$ 39,620.00	87.7%	\$ 47,320.00

Checking Balance	\$ 41,705.35
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 \$ 164,141.49**

**ATTENDEES**  
**STONECREST QUARTERLY MEETING**  
**AUGUST 5, 2025**

**Name:**

**Email Address:**

• Peggy Dillon	SPDILLON@ATT.NET
• Kim Wenthoff	
• Thom Velise	
• Deborah Felle	
• [Signature]	
• [Signature]	
• Becky Trullus	
• [Signature]	
• Mary Perrini	mperrini@outlook.com
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• Sandra Kirby	
• Joseph Kirby	
• Don Daffron	<del>35</del> ddaffron@hotmail.com
• Jeannette Daffron	jeannedaffron@gmail.com
• Eva Hag	
• Kristy Shuster & Tony Sample	