STONECREST HOMES ASSOCIATION QUARTERLY MEETING

Meeting November 4th, 2025

Held at Rolling Hills Library

Board Members Present: Mark Hagen, Jean Foster, Trenny Wilson, Kim Westhoff, Sarah Reese, Joseph Kirby, Thom Yehle, and Jane Hausman (non-voting member).

Homeowners Present: Jim Josendale, Lance Rich, and David Sandy

President Mark Hagen called the meeting to order at 6:04 pm. Minutes from August 5th, 2025, and October 13th, 2025, were reviewed. No additions or corrections were made. Motion to approve the minutes made by Jean Foster, seconded by Thom Yehle, and the minutes were approved by board vote.

Treasurer's Report: Trenny Wilson reported a beginning checkbook balancer of $ 60,263.91 income of $1,473.84, expenses of $16,051.67, leaving a balance of $45,686.08. (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 Thom Yehle, seconded by Jean Foster, 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: Mark Hagen reported that he prefers to go back to the use of violation letters being sent out to residents. Trenny Wilson reported that it is a safety factor when only one board member goes out to visit a resident. It will be determined on a case-by-case basis whether a phone call, an email, a visit, or a letter will be used to address the violation issues.

Construction Approval Committee: The construction approval forms have not been an issue. Only 3 have been received since the last quarterly meeting.

Finance Committee: Trenny Wilson reported that the CD's previously held at BMO Harris bank were moved to Bank Midwest on 8-14-25 for 9 months at an interest rate of 4.19%. One CD is $29,250.37 and the other CD is $99,513.20. The maturity date of these CD's is 5-14-26.

Special Activities Committee: Jean Foster reported that the information/forms for the Christmas Lighting Contest had been sent out in newsletter with instructions included. One person has signed up as of right now.

OLD / NEW BUSINESS

Entrance Christmas Lights: Mark Hagen reported that Superior Windows had been chosen to install, maintain, teardown, and store Christmas Lights for the entrances. The amount agreed was $650 for the first year and following years to be at $500. Light colors can be changed from year to year at no additional cost. They will install the existing wreaths at the entrances belonging to the HOA. The lights that have been used in the past will be donated to someone that can use them.

Common Area Maintenance: The board will be taking bids for maintenance of the common areas before the end of the year. Prior to bids being sent out the board will meet to develop an exact description of what the HOA expects to be done by the maintenance landscaper.

Yearly Dues Review: Mark Hagen reported that we would be reviewing the budget after the first of the year in light of increases of certain expenses.

Topics from the floor: David Sandy expressed his concern of the board going to violation letters rather than personal visits with residents when a complaint is received by the office. His experience with personal contact was usually positive. David Sandy also expressed concern over not having the Newsletter cost being covered by advertising as it has been in the past. It was explained that no one had the time to do the pursuit of advertising for this Fall mailing. For future purposes, Trenny Wilson will contact the college to see if there are any marketing students that could do this, possibly as an internship. She will report back. There was also the possibility mentioned of going on social media and asking if any residents would be interested.

The meeting was adjourned at 6:45 pm.

Respectfully Submitted,
Jane Hausman
Executive Secretary

TREASURER'S REPORT	
QUARTERLY MEETING - NOVEMBER 4, 2025	
STARTING BALANCE 8-1-2025	**$60,263.91**
Income:	**$1,473.84**
Expenses:	**-$16,051.67**
ENDING BALANCE as of 11-1-25	**$45,686.08**
INCOMES:	
Current Dues	$909.91
Past Dues	$271.46
Future Dues	$130.47
Liens Collected	$162.00
Advertising	$0.00
TOTAL INCOME:	**$1,473.84**
EXPENSES:	
Bank Fees	$15.00
Bulk Mail Deposit	$300.00
Contract Labor	$3,300.00
Computer - Microsoft fee	$99.00
Insuirance	$7,251.00
Lawn Maintenance	$491.66
Landscape One Time - Tree Trim	$250.00
Legal Fees	$1,605.00
Lien Fees	$145.23
Mowing	$992.00
Newsletter Printing	$867.48
Office Supplies	$133.81
Postage and Box Rent	$2.72
Repair materials for entrance lights	$21.68
State Registration Fee	$10.45
Thank you gift - Gary Myers	$411.56
Utilities - Electric (entrances)	$155.08
TOTAL EXPENSES	**$16,051.67**

EXECUTIVE SECRETARY REPORT
NOVEMBER 4, 2025

Dues payments have been received by approximately 500 residents and approximately 100 residents are past due on their dues. We currently have 25 active liens on file at the courthouse. Past due notices will be sent out by the end of the year, and we will also use social media to ask residents to check and make sure they have paid their dues.

Since the last quarterly meeting the office has received 3 construction removal forms and 8 restriction violation forms.

A thank you note was received from Gary Myers in appreciation of the gift sent to him for his retirement.

Insurance was purchased 11-1-25 for the HOA property liability and the directors/officers liability insurance.

The officer received the letter of resignation from the board from Kim Sigrist effective 10\31\25. Kim and her husband are retiring to Arkansas to be closer to their family.

The Stonecrest Fall Newsletters were mailed out this past week to all residents. Thank you, Sondra Kirby, for your work on this. (A survey was emailed to all residents that we have an email address for asking if they would prefer to have newsletters by email or mailed by post office. Only 80 residents requested newsletters via email out of 521 recipients.)

Waste Management has confirmed Dec. 6, 2025, for Fall Yard Waste Pick-Up.

Respectfully Submitted,
Jane Hausman
Executive Secretary

ATTENDEES

STONECREST QUARTERLY MEETING

NOVEMBER 4, 2025

Name:	Email Address:
JIM JOSENDALE	JIM.JOSENDALE@GMAIL.COM
Trenny Wilson	det_trenny@yahoo.com
David Sandy	
Lance Rich	

ACTION TAKEN BY UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF STONECREST HOMES ASSOCIATION, INC.

In lieu of a special joint meeting of the Board of Directors of **STONECREST HOMES ASSOCIATION, INC.**, a Missouri not for profit corporation, ("Corporation") the undersigned, being all the Board of Directors of said Corporation, do hereby collectively and severally adopt the following resolution:

> WHEREAS: the Board of Directors desires to fill the vacancy on the Board of Directors created by the resignation of Kimberly Sigrist.
>
> WHEREAS: the Board of Directors desires to elect Joseph Kirby to the Board of Directors of the Corporation.
>
> IT IS THEREFORE RESOLVED: that the resignation of Kimberly Sigrist from the Board of Directors is accepted and that Joseph Kirby is elected to the vacant position on the Board of Directors created by the resignation of Kimberly Sigrist.

IN WITNESS WHEREOF, the undersigned have executed this Statement of Unanimous Consent to action effective as of the 26th day of October, 2025.

Mark Hagen, Director	Trenny A. Wilson Trenny Wilson, Director
Jean Foster, Director	Thomas Yehle, Director
Kim Westhoff, Director	Sarah Reese, Director

EXECUTIVE BOARD MEETING MINUTES

Held Following Quarterly HOA Meeting

November 4th, 2025

Immediately following the Quarterly Stonecrest HOA Meeting held on November 4, 2025, President Mark Hagen presented to the board proposed changes to the By-Laws for the Stonercrest HOA. All board members were present for meeting. A copy of the proposed changes is included in these minutes. A vote was held and the board voted unanimously to accept the changes. (A signature sheet of acceptance of by-laws changes is shown with board signatures.). These by law changes will be taken to the courthouse for filing to public record. The complete by-laws, including the changes, will be put on website for public reading.

ACTION TAKEN BY UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF STONECREST HOMES ASSOCIATION, INC.

In lieu of a special joint meeting of the Board of Directors of **STONECREST HOMES ASSOCIATION, INC.**, a Missouri not for profit corporation, ("Corporation") the undersigned, being all the Board of Directors of said Corporation, do hereby collectively and severally adopt the following resolution:

> WHEREAS: the Board of Directors and Corporation desire to amend the Corporation's Bylaws ("Bylaws") as described in this Resolution.
>
> WHEREAS: the Board of Directors and Corporation desire to amend and restate the first sentence of Article I, Section One, Paragraph B as follows:
>
>> A complete list of the members entitled to vote at an election or at any other meeting of Members shall be made available at least ten days before such meeting, arranged in alphabetical order with the address of each of the number of votes to which each member is entitled, which list, for a period of ten days prior to such meeting shall be kept on file at the registered office of the corporation and shall be subject to inspection by any Member during the whole time of the meeting.
>
> WHEREAS: the Board of Directors and Corporation desire to amend and restate in whole Article I, Section Two of the Bylaws as follows:

ARTICLE I
Members

> Section 2. Meetings, Where Held. An annual meeting of the members shall be held on the last Wednesday of May, and each year thereafter at a time and place to be set by the resolution of the Board of Directors. Special meetings of Members may be called by the President, or by order of the Board of Directors, or by the Secretary upon the written request of twenty members in good standing by petition form, and with twenty Members constituting a quorum. Twenty members present in person shall constitute a quorum at any Membership meeting.

WHEREAS: the Board of Directors and Corporation desire to amend and restate in whole Article III, Section Four of the Bylaws as follows:

> Section 4. Treasurer. The Treasurer shall conduct a yearly complete audit of accounts in books belonging to the corporation, showing the financial transactions of the corporation, its accounts, liabilities, and financial condition; and shall see that all expenditures are duly authorized and evidenced by proper receipts. He shall then render to the President and Board of directors the result of the audit. The treasurer shall oversee notification of past due homeowners dues that will have liens affixed to properties.

WHEREAS: the Board of Directors and Corporation desire to create a new Article III, Section Five of the Bylaws as follows:

> 5. Executive Secretary. The Secretary, a paid employee of the Homes Association, shall attend all sessions of the Board and meetings of Members and act as clerk thereof, and record all votes and minutes of all proceedings in a book to be kept for that purpose. He shall give or cause to be given, notice of all meetings of the Members and of the Board of Directors and shall perform such other duties as may be prescribed by the Board of Directors or President, and under whose supervision he shall be.
>
> The Executive Secretary shall have the custody of and be responsible for all moneys and securities of the corporation, shall keep full and accurate accounts in books belonging to the corporation, showing the financial transactions of the corporation, its accounts, liabilities, and financial condition; and shall see that all expenditures are duly authorized and evidenced by proper receipts. He shall disburse the funds of the corporation as may be ordered by the board for such disbursements. He shall deposit in the name of the corporation, in such depository or depositories as are approved by the Board of Directors, all moneys that may come into his hands for the corporation account. His books and accounts

shall be open to the inspection of any Director of the corporation.

The Executive Secretary shall keep the corporate books and records, prepare the necessary reports to the State and to the Directors. He shall make out a complete list of Members in the time, form and manner as provided by Article I, Section 1, Paragraph B, hereof, and shall keep the same open to inspection at the registered office of the corporation more than ten days before and up until the time of and during such election of Directors or other balloting or voting by Members. He shall allow any Member on application to inspect the Membership record books.

The Board of Directors shall fix the salary and expenses of the Executive Secretary.

The Executive Secretary may be dismissed by a two-thirds vote of the entire Board of Directors.

IT IS THEREFORE RESOLVED: that the Corporation's Bylaws are amended as provided in this resolution.

IN WITNESS WHEREOF, the undersigned have executed this Statement of Unanimous Consent to action effective as of the 4th day of November, 2025.

Mark Hagen, Director

Trenny Wilson, Director

Jean Foster, Director

Thomas Yehle, Director

Joseph Kirby, Director

Sarah Reese, Director

Kim Westhoff, Director