

STONECREST HOMES ASSOCIATION ANNUAL MEETING

Meeting held May 27, 2026 – 6 pm

East Hills Library

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

Homeowners Present: Melissa Smolke, Jim Josendale, Mary Rice Townsend, Boston Parker, Barbara & Jerry Wilkerson, Lance Rich, Steve Dillon, Curt Parker, Ashley Dawson, Walt Wieners, Charles & Nicole Weakley, Shannon Coates, Jeanne Daffron, Marion Coffman, Mike Debenito, Robin Lewis, Delphine Murphy, Aaron Westlake, Mark Mollus, Jean & Chuck Knight, Sara Hagen, Mary Mathiot, Rene McCrary, Mary Jo Burger, Marcy Culley, Adrian Goettemoeller, Jerry & Joan Gillig, Carol Kempton (2 homes) , Nikki Poirier, Dick & Carole Sipe, James Jeffers, and the seven board members present. (39 Homes represented). John Foster was present and included with Jean Foster.

Interim President Jean Foster called the meeting to order at 6:05 pm

20 Member Quorum Status: The Bylaws requirement of 20 residential owners present at the meeting to conduct business has been satisfied by a total of 39 homes being listed (as shown above).

Approval of the Previous (2025) Annual Meeting Minutes

In reviewing the 2025 Annual Meeting Minutes, no additions or corrections were noted. Motion to approve the minutes was made by Shannon Coates, seconded by Sarah Hagen, and motion passed unanimously.

Approval of the 2025-26 Statement and 2026-2027 Budget

Jane Hausman presented the Financial Statement for May 2025 - April 2026 and the Proposed Budget Figures for June 1, 2026 - May 2027. 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 2025

through April 2026. Once bank statements for May are received the statement will be updated to reflect the actual fiscal year of June 1, 2025, through May 31, 2026. Questions were answered about the HOA insurance premium and the Waste Management pickups during the year. A motion to accept the 2025-26 financial statement was made by Chuck Knight, seconded by Delphine Murphy, and passed unanimously. A motion to accept the 2026-27 Budget was made by Sarah Hagen, second by John Foster, and 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 accepted by the State on 8-1-25. All 1099's were filed in January 2026 and federal taxes were filed in February 2026. Dues cards for the fiscal year, June 2026 through May 2027, were mailed out to residents two weeks ago. Over the past year, 31 "Welcome to Stonecrest" packets were mailed to residents. The Spring Newsletter was mailed out in April 2026. Thank you to Sondra Kirby for her work on the newsletter. Paperwork has been submitted to the state to renew the notary stamp used in filing liens. Several homes were missed on Briarwood in the WM Saturday Spring Trash pick-up, but WM was notified and picked up items on Monday.

Compliance Committee: The board reported that they do not act as a police patrol in the HOA but rely on feedback from residents filling out violation forms. These forms are then reviewed by the committee, and conversation is held with the resident in question. There were 24 violations received during the past year.

Construction Approval Committee: The committee reviewed 17 construction approval forms this past year. The majority of these dealt with decks, fences, driveways, etc. Thom Yehle reported that two homes suffered severe fire damage, and these will likely require more time for reconstruction.

Finance Committee: Trenny Wilson reported that the 2 CD's at Bank Midwest will mature on Feb. 17, 2027. The rate of interest is 3.5%. (annual percentage rate of 3.51%) These are 9-month CD's. The checking account balance at the end of April 2026 was \$ 34,411.97.

Special Activities Committee: Jean Foster reported that this year's Christmas Decorating Contest will be the 7th Annual event. She welcomes any new ideas for our community.

Website/Social Media: David Sandy reported that our current website is running on an older version of WordPress and we can't update to a newer version because our "theme" is not compatible with the newer version of WordPress. He will need to investigate for if we can upgrade our theme (if available) or purchase a newer theme that is compatible with the newer versions of WordPress. David advised that the Stonecrest Website is a wonderful resource of information for all residents. Not only does it have meeting dates & times, but also trash pick up dates & times, and documents (By-Laws, Restrictions, quarterly meeting minutes, annual meeting minutes, construction forms, restriction violation forms, etc.) The "official" Facebook page shows meeting times, event information, etc.

Old Business

Spring Yard Waste Pick-Up: Jane Hausman reported that the May 2nd pick-up went well. Several homes on Briarwood were missed, but WM was called and trucks were sent out on Monday, May 4th to pick the trash up.

Common Area Maintenance: Trenny Wilson reported that Grass Roots, the new company hired to do the 7 common areas of the HOA, had started their contract work. They recently did the mulch work in all common spaces, along with bed prep, and weed preventer. Trenny also talked about the tree being trimmed at the intersection of Leonard & Stonecrest Terrace, due to a large portion of the tree being dead.

Entrance Sign Powder Coating: Jean Foster reported that the 5 entrance signs will be removed, sand blasted & powder coated (both sides) and then reinstalled. The cost of powder coating is approximately \$576 for each sign, totaling \$2,880.00, plus \$500 for removal and reinstallation.

New Business

Board Member Terms Expiring: Jean Foster reported that there are two board member terms coming to an end. The first being Sarah Reese and she is not interested in serving another 3-year term. Jean Foster's board term also comes to an end, however, she is willing to run for another 3-year term. Jane Hausman reported that she had been in contact with Jim Josendale who is interested in serving on the board. Both Jean and Jim gave a short talk on why they would like to serve on the board. Residents were asked if anyone else would be interested in running for the board. There was no one that indicated interest in being on the board.

There being only two vacancies and only two people willing to run for election to the board, a motion was made by Steve Dillon to accept Jean Foster and Jim Josendale as new board members, seconded by Sarah Reese, and the motion was approved. Jean and Jim will be serving 3-year terms.

Fall Yard Waste Pick-Up Date: Jane Hausman reported that Waste Management had confirmed **December 5th, 2026**, to be the Fall Yard Waste Pick-up.

HOA Dues Increase: Jean Foster brought up the possibility of needing to increase the HOA dues. The proposed budget for the coming fiscal year puts the HOA at approximate budgeted income of \$39,995 and budgeted expenditure of \$57,325. When we divide these expenditures by the 604 homes in the HOA it comes to a cost per household of \$94.90. Our current dues of \$65 have been in place for a number of years. A discussion was held by residents sharing their opinions on the need for dues increase. It was explained that this dues increase would not be put in effect until June 2027.

A motion was made by Marcy Culley to increase the dues to \$100, and this was seconded by Erin Westlake. Prior to taking full vote another

discussion was heard about the possibility of raising the \$100 motion to \$110. Marcy Culley and Erin Westlake then rescinded the motion of \$100. A new motion was made by Marcy Culley to increase the dues to \$110, seconded by Erin Westlake, and the motion was approved by majority. There were 36 yes votes and 3 no votes.

Open Floor Discussion

Nicole Poirier, 4611 Woodfield, reported that Jeff Atkins, the Director of City Parks, would like to attend an upcoming quarterly meeting to talk to residents about the need of a city park on the East side of St. Joseph.

Delphine Murphy, 1107 N. 49th Terrace, expressed her concern about speeding on 49th Terrace. The board indicated that any resident could call the city regarding speeding issues, potholes, etc. She also mentioned that it would be great to have some kind of a “Stonecrest” sign by Dollar Tree as it is hard to see where to turn onto N.49th Terrace off of Frederick.

Marcy Culley, 1 Eastwood Ct., told of how their pond has dried up over the past few years. She has lost a couple of trees because of this, and the fence is torn up. Sarah Reese, outgoing board member, asked that Marcy meet with her after the meeting. Sarah works for the Conservation Department/Public Land and will see if she can get someone to come out and look at the situation.

James Jeffers, 67 Eastwood, wanted to thank the board for taking care of having the curb numbers painted this past year.

Various sink holes are seen in the HOA. Adrian Goettemoeller, 517 Greenbriar, has one in the back of their yard. Walt Wieners, 48 Eastwood, also told of his experience with a sink hole. He suggested contacting the city engineer for help in getting it repaired,

Drawings were held for the Gift Cards at the end of the discussion. The \$25 Hy-Vee card winner was Adrian Goettermoeller, the \$50 Target card winner was Sarah Hagen, and the \$100 Walmart card winner was Melissa Smolke.

The meeting adjourned at 7:13pm.

Respectfully submitted,
Jane Hausman
Executive Secretary

Immediately following the Annual General Meeting an Executive Board Meeting was held.

**Executive Board Meeting
May 27, 2026
Held at East Hills Library**

Immediately following the Annual Meeting an Executive Board session was held to determine officers and committees.

President – Jean Foster

Vice-President – Thom Yehle

Treasurer – Trenny Wilson

Regulation Violation Committee

Trenny Wilson
Joseph Kirby
Jim Josendale

Construction Approval Committee

Thom Yehle
Jim Josendale
Joseph Kirby

Social Media/Website Committee

David Sandy
Sondra Kirby – Special Advisor

Special Activities Committee

Jean Foster
Kim Westhoff

STONECREST FINANCIAL/BUDGET MAY 2025 - APRIL 2026

	To Date	2025-26	%	2026-27
ASSOCIATION INCOME	Actual 4-30-26	Budget		Budget
INCOME: DUES				
Current Year	\$ 31,562.25	\$ 39,260.00	80.4%	\$ 36,000.00
Past Years	\$ 590.47	\$ 200.00	147.6%	\$ 400.00
Future Year	\$ 6,838.04	\$ 1,000.00	461.6%	\$ 3,195.00
Lien Fees	\$ 378.00	\$ 640.00	59.1%	\$ 400.00
Legal Fees	\$ -	\$ -		\$ -
Total Dues: Income	\$ 39,368.76	\$ 41,100.00	95.8%	\$ 39,995.00
INCOME: NEWSLETTER ADVERTISING	\$ 535.00	\$ 4,000.00	13.4%	\$ -
TOTAL INCOME	\$ 39,903.76	\$ 45,100.00	88.5%	\$ 39,995.00
ASSOCIATION EXPENSE				
OPERATING EXPENSE:				
Contract Labor: Executive Secretary	\$ 13,200.00	\$ 13,200.00	100.0%	\$ 13,200.00
PROPERTY EXPENSES:				
Utilities	\$ 630.62	\$ 1,000.00	63.1%	\$ 1,000.00
Free Trash/Yard Waste Pickup	\$ 6,065.00	\$ 9,000.00	67.4%	\$ 9,000.00
Mowing	\$ 2,615.00	\$ 3,000.00	87.2%	\$ 3,000.00
Landscape Contract Maintenance	\$ 3,665.64	\$ 3,000.00	122.2%	\$ 5,175.00
Common Area Maint. /Repairs/Electrical	\$ -	\$ 1,500.00	0.0%	\$ 1,500.00
Christmas Lights - Entrances	\$ 650.00	\$ -	0.0%	\$ 650.00
Landscape One Time Clean Ups	\$ 548.41	\$ 1,000.00	54.84%	\$ 2,000.00
BANK FEES	\$ 133.00	\$ 220.00	60.5%	\$ 200.00
GENERAL PRINTING/OFFICE SUPPLIES	\$ 614.91	\$ 1,000.00	61.5%	\$ 1,000.00
NEWSLETTER PRINTING	\$ 1,733.00	\$ 3,000.00	57.8%	\$ 2,000.00
NEWSLETTER POSTAGE - BULK	\$ 970.00	\$ 800.00	121.3%	\$ 1,000.00
POSTAGE & BOX RENT	\$ 365.87	\$ 1,500.00	24.4%	\$ 1,500.00
LEGAL FEES - General Consulting	\$ 2,607.75	\$ 3,000.00	86.9%	\$ 3,000.00
ACCOUNTING FEES	\$ 575.00	\$ 1,000.00	57.5%	\$ 1,000.00
INSURANCE PREMIUM	\$ 7,251.00	\$ 1,500.00	483.4%	\$ 7,500.00
LIEN FEES	\$ 840.48	\$ 1,000.00	84.0%	\$ 1,000.00
WEBSITE / COMPUTER	\$ 730.87	\$ 2,500.00	29.2%	\$ 2,500.00
TELEPHONE	\$ -	\$ 200.00	0.0%	\$ 200.00
PROMOTIONS AND PRIZES	\$ 108.68	\$ 300.00	36.2%	\$ 300.00
ASSOCIATION EXPENSE	\$ 443.69	\$ 600.00	73.9%	\$ 600.00
TOTAL EXPENSES	\$ 43,748.92	\$ 48,320.00	90.5%	\$ 57,325.00
Checking Balance	\$ 34,411.97			
Petty Cash	\$ 50.00			
CD - Bank Midwest 5-14-26	\$ 29,250.37			
CD - Bank Midwest 5-14-26	\$ 99,513.20			
Total Assets	\$ 163,225.54			

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