

STONECREST HOMES ASSOCIATION QUARTERLY MEETING

Meeting May 3rd, 2026

Held at 5115 Mulberry Terrace, St. Joseph, MO

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

Interim President Jean Foster called the meeting to order at 6:29 pm. Minutes from the March 5th, 2026, meeting were reviewed. No additions or corrections were made. Motion to approve the minutes made by Trenny Wilson, seconded by Thom Yehle, and the minutes were approved unanimously.

Treasurer's Report: Trenny Wilson reported a beginning checkbook balance of \$36,244.90, income of \$4,683.04, expenses of \$6,515.97, leaving a balance of \$34,411.97. (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 Kim Westhoff, and the board approved unanimously.

COMMITTEE REPORTS

Executive Secretary Report: Since the last quarterly meeting held in March 2026, the Construction Approval Committee has approved 4 projects. The Restriction Violation Committee was given 3 violations to review.

As of this date, there are 32 residents that have not paid their 2025-26 dues. This has dropped from about 60 residents in arrears since mailing out past due letters in March. Dues post cards will be mailed out mid-May. These dues will cover June 2026-May 2027.

On March 10th, 2026, the attorney was notified that Mark Hagen had resigned as President of the HOA effective Feb. 27, 2026. The attorney was instructed not to act on any further emails from him and that Jean Foster is interim president.

Waste Management held the Spring Trash Service Pick-Up on Saturday, May 2, with no reports of any residents being missed on the route. The Spring Yard Waste pick-up is scheduled for May 16th.

Jane Hausman reported that one resident had called saying that their garbage container had been taken by Waster Management. Motion was made by Sarah Reese, seconded by Trenny Wilson, and unanimously approved to give the resident a \$25 check for reimbursement.

Compliance Report & Construction Approval Report: Included in Executive Secretary report. A discussion was held on one resident regarding the placement of a dog kennel on property. 10-day warning to remove the kennel has been mailed, ignored, and decision was made to fine the residents with a \$50 fine which is allowed in the restrictions. This letter will be mailed to the resident soon. A \$50 fine will be assessed also because construction on the property has not been completed within the year.

Finance Report: Trenny Wilson reported that the 2 CDs at Bank Midwest come up for renewal on 5-14-26. She will be in contact with them to see what the renewal interest rate will be.

OLD BUSINESS

Grass Roots Landscaping Update: Trenny Wilson reported that Grass Roots has begun their servicing of the common areas in Stonecrest. General clean up and distribution of mulch has started to be applied.

David Sandy - Common Area Upkeep: David Sandy requested that he not be paid the sum agreed upon earlier by the board for his personal upkeep of the common area in front of his home. However, he will turn in receipts of expenses that he incurs while taking care of the area.

Board Members Reporting & Reviewing Violations : David Sandy is going to research the development of a door hanger that the board members can use when making calls on residents who are not at home or not answering their doors. This would allow contact numbers, board member name, etc. for easy contact by the residents. Thom Yehle brought up the idea of having a generic business card for all members that would have their contact information included on it. David will look into this as well.

NEW BUSINESS

Board Candidate for Annual Election: Jim Josendale will be on the ballot for the board opening at the Annual Meeting. Anyone interested in running is welcome. Jean Foster will also be on the ballot.

Location of Future Board Meetings: Following the Annual Meeting at the East Hills Library, all future meetings will be held at the new Rolling Hills Library – Riverside location.

Annual Meeting: All board members were encouraged to help get the 20-household quorum needed for the Annual Meeting. Notices/Agenda about the Annual Meeting should be emailed one week prior to the meeting. Notices should also be placed on Facebook. It was decided to purchase gift cards for a drawing at the meeting to entice residents to attend: \$100 Walmart, \$50 Target, and \$25 Hy-Vee cards.

Jean Foster suggested inviting the police to a meeting (annual or quarterly) for information on topics affecting our HOA. For example, golf carts, speeding, grass blown into the street, etc.

Entrance Signs: David Sandy brought to the attention of the board that the 5 entrance signs coming into Stonecrest are in dire need of being powder coated to restore them to their original state. Jane will look into getting a bid for this work.

Newsletter Discussion: Discussion was held regarding the increase in the cost of doing the Newsletter due to not having any advertising that would offset the cost of printing/postage. David Sandy suggested having the advertising put on the back couple of pages of the newsletter. This would help the remaining pages be left for Stonecrest News only.

House Fire Remodels: It was brought to the board's attention that there are two construction approval forms for home restorations due to house fires. This was brought to the board's attention because these could be long-term remodels with dumpsters, contractor equipment and vehicles being present. If any board member gets an inquiry from neighboring residents, they will be able to explain the situation. Thom Yehle has talked to both residents and will keep an eye on them.

Budget Review: The proposed budget for 2026-27 fiscal year was reviewed. Expenses have increased over \$12,000 this upcoming year over the 2025-26 fiscal year. Three major expenses causing this are insurance, landscaping, and attorney fees. Projected expenses are at \$57,325.00. Projected income from dues is \$39,260.00. It was agreed that an increase in dues should be reviewed at the Annual Meeting.

There being no further business, the meeting was adjourned at 8:44 pm

Respectfully Submitted,
Jane Hausman
Executive Secretary

TREASURER'S REPORT	
QUARTERLY MEETING MAY 3, 2026	
STARTING BALANCE as of 3-5-26	\$36,244.90
Income:	\$4,683.04
Expenses:	(\$6,515.97)
ENDING BALANCE as of 5-1-26	\$34,411.97
INCOMES:	
Current Dues	\$3,772.12
Past Dues	\$0.00
Future Dues	\$910.92
Liens Collected	\$0.00
Advertising	\$0.00
TOTAL INCOME:	\$4,683.04
EXPENSES:	
Bank Fees	\$10.00
Bulk Mail Permit Fee	\$300.00
Contract Labor	\$2,200.00
Lawn Maintenance	\$1,699.00
Mowing	\$189.00
News Letter Bulk Mail Deposit	\$370.00
News Letter Printing	\$865.52
Office Supplies	\$97.04
Utilities - Electric (entrances)	\$153.54
Website / Computer Fees/Renewals	\$631.87
TOTAL EXPENSES	\$6,515.97