

STONECREST HOMES ASSOCIATION QUARTERLY MEETING

Meeting August 3, 2026

Held at Rolling Hills Library, St. Joseph, MO

Board Members Present: Jean Foster, Joseph Kirby, Thom Yehle, Kim Westhoff, Jim Josendale, and Jane Hausman (non-voting member). Residents attending the quarterly meeting were Doug Fletchall, Ken & Sue Watkins, and Brian & Jaclyn Ziesel.

President Jean Foster called the meeting to order at 6:00 pm. Minutes from the May 3rd, 2026, meeting were reviewed. No additions or corrections were made. Motion to approve the minutes made by Kim Westhoff, seconded by Joseph Kirby, and the minutes were approved unanimously.

Treasurer's Report: Jane Hausman reported a beginning checkbook balance of \$34,411.97, income of \$29,999.03, expenses of \$12,621.40, leaving a balance of \$51,789.60.

(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 Joseph Kirby, seconded by Thom Yehle, and the board approved unanimously.

COMMITTEE REPORTS

Executive Secretary Report: Jane Hausman reported that since the last quarterly meeting held on May 3, 2026, the Construction Approval Committee had approved 4 projects that were submitted. The Restriction Violation Committee was given 13 violations that they handled. Sixteen liens were recorded at the Buchanan County Court House in July 2026 on residents who failed to pay the 2025-26 HOA Dues which became past due on 7-31-25. In regard to the current 2026-27 dues payments being received we still have approximately 130 residents who have not paid their dues which became past due on 7-31-26.

The Buchanan County Courthouse advised that the lien filing and lien release charges will be going up on August 28th, 2026, to the cost of \$26 for 1st page and \$3 for a total of \$29.00. This \$29 fee is passed on to the residents receiving the lien.

David Sandy received business cards and door hangers to be used by the HOA board members.

The 5 entrance signs were removed from the stone walls this past week and taken to the company doing the powder coating. The signs should be ready within a couple of weeks.

The actual financial statement for the fiscal year, June 1, 2025, through May 31, 2026, is complete and will be recorded with the minutes of this meeting.

The Fall Yard Waste pick up is set up for the first Saturday of December.....December 5th, 2026.

Compliance Committee Report: The majority of violations reported to the committee have involved unlicensed vehicles, trash accumulations, yards not being maintained, and semi-trailer parking. The committee says they received pretty good results after talking with the residents. The door hangers are working well when the committee members do not find the residents at home. The hangers allow them to leave a message with what the issue is and a contact number.

All members of the compliance meeting would like to get with Trenny Wilson to see how the DOCS works so that they can record their findings. There is a lack of coordination between the 3 in knowing when and who is going out on a complaint. Jane Hausman said she would have Trenny get in contact with them to help with this issue. Group texting would also help between them.

Construction Approval Report: The two residential fire restoration projects that have been in the work are going well and mainly interior restoration is being done now. The majority of construction approval forms are dealing with fences.

Special Activities: The Christmas Lighting contest will take place again this year. More news to follow in the Fall Newsletter.

Website/Social Media: Joseph Kirby reported that Sondra Kirby was working on the ADA Compliance issue and had gotten some of the work done on this. She feels that she will be able to take care of this on her own rather than bringing someone one else in to take care of it.

OLD BUSINESS

Business Cards & Hangers: David Sandy ordered business cards and door hangers for the board to use in checking out regulation violations. The

committee has found these very useful in leaving notifications with residents who they were unable to catch at their homes.

Entrance Signs: The entrance signs have been taken down and are currently being powder coated. They should be ready to install back in place in a couple of weeks.

Fall Newsletter: Information for the Fall Newsletter needs to be collected and given to Sondra Kirby before the end of September. This will ensure that the newsletter will be published and mailed out mid-October. David Sandy will be contacted about the HOA doing some advertising with small business card size ads on the inside back cover page to help offset expenses. It was suggested that information about tree limbs hanging over the street be addressed.

Police Addressing Meeting: The topic of having a St. Joseph Police officer coming and talking at a meeting was discussed. It was decided to include this on the agenda at the next Annual Meeting in May 2026.

NEW BUSINESS

Flags at Entrances: The possibility of having flags installed at the entrance was discussed. Joseph Kirby suggested that this be brought up at the Annual Meeting to let residents express their thoughts. Thom Yehle volunteered to investigate the cost.

Next Meeting Date: Meeting will continue to be held at the new Rolling Hills Library located off Riverside and south of Mosaic. The next quarterly meeting will be held on **November 2nd, 2026, at 6 pm.**

Open Discussion:

Brian Ziesel explained his construction being done at #1 Eastwood. The construction involves a pool, concrete block wall with backfill. He has checked with the city on easements. Everything is in order and their construction has been approved by the committee.

Residents brought up the discussion of having some type of "Stonecrest" signs at the other remaining entrances into Stonecrest that do not have any signage. The board will investigate that possibility.

Trees hanging over the streets are a concern. With winter coming and ice storms a possibility these hanging limbs over the streets could become an issue of safety. The suggestion was made for the board to drive through and put together a list of addresses with overhanging limbs. It was also indicated that this needs to be put in the Fall Newsletter. In St. Joseph, tree limbs must hang no lower than 14 feet above a public street. If a limb is hanging too low over a street, the city directs residents to call **St. Joseph Code Enforcement/Community Services at 816-271-5342**

There being no further discussion, the meeting was adjourned at 6:57pm

Respectfully Submitted

Janer Hausman

Executive Secretary

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TREASURER'S REPORT	
QUARTERLY MEETING AUGUST 3, 2026	
STARTING BALANCE as of 5-1-26	\$34,411.97
Income:	\$29,999.03
Expenses:	(\$12,621.40)
ENDING BALANCE as of 8-1-26	\$51,789.60
INCOMES:	
Current Dues	\$24,798.82
Past Dues	\$517.99
Future Dues	\$4,520.22
Liens Collected	\$162.00
Advertising	\$0.00
TOTAL INCOME:	\$29,999.03
EXPENSES:	
Bank Fees	\$84.00
Contract Labor	\$3,300.00
Free Trash / Yard Waste Pick Up	\$4,166.50
Lawn Maintenance	\$1,060.00
Legal Fees	\$175.00
Lien Fees	\$584.01
Mowing	\$1,039.00
Office Supplies	\$614.57
Postage & Box Rent	\$1,047.50
Utilities - Electric (entrances)	\$147.88
Association Expense	\$198.56
Promotion & Prizes	\$204.38
TOTAL EXPENSES	\$12,621.40

STONECREST FINANCIAL/BUDGET JUNE 2025 - MAY 2026

	To Date	2025-26	%	2026-27
ASSOCIATION INCOME	Actual 5-31-26	Budget		Budget
INCOME: DUES				
Current Year	\$ 32,029.15	\$ 39,260.00	81.6%	\$ 36,000.00
Past Years	\$ 785.47	\$ 200.00	196.4%	\$ 400.00
Future Year	\$ 5,639.06	\$ 1,000.00	568.0%	\$ 3,195.00
Lien Fees	\$ 540.00	\$ 640.00	84.4%	\$ 400.00
Legal Fees	\$ -	\$ -		\$ -
Total Dues: Income	\$ 38,993.68	\$ 41,100.00	94.9%	\$ 39,995.00
INCOME: NEWSLETTER ADVERTISING	\$ 190.00	\$ 4,000.00	4.8%	\$ -
TOTAL INCOME	\$ 39,183.68	\$ 45,100.00	86.9%	\$ 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	\$ 631.41	\$ 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	\$ 2,580.00	\$ 3,000.00	86.0%	\$ 3,000.00
Landscape Contract Maintenance	\$ 3,693.98	\$ 3,000.00	123.1%	\$ 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	\$ 355.43	\$ 1,000.00	35.54%	\$ 2,000.00
BANK FEES	\$ 133.00	\$ 220.00	60.5%	\$ 200.00
GENERAL PRINTING/OFFICE SUPPLIES	\$ 847.41	\$ 1,000.00	84.7%	\$ 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	\$ 948.57	\$ 1,500.00	63.2%	\$ 1,500.00
LEGAL FEES - General Consulting	\$ 2,782.75	\$ 3,000.00	92.8%	\$ 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	\$ 923.91	\$ 1,000.00	92.4%	\$ 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	\$ 288.06	\$ 300.00	96.0%	\$ 300.00
ASSOCIATION EXPENSE	\$ 642.25	\$ 600.00	107.0%	\$ 600.00
TOTAL EXPENSES	\$ 45,001.64	\$ 48,320.00	93.1%	\$ 57,325.00

Checking Balance	\$ 35,887.39			
Petty Cash	\$ 50.00			
CD - Bank Midwest 5-14-26	\$ 29,250.37			
CD - Bank Midwest 5-14-26	\$ 99,513.20			
Total Assets	\$ 164,700.96			