

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Thursday, November 6, 2025

Board Members Present:

John Boska
Melinda Boyd
Jim Ebersole
Andi Hendricks

Others Present:

Kevin Bragman, Greenville HOA Services, LLC

Homeowners Present: None

Prior Board Decisions

The Board of Directors made the following decisions prior to the November 6th Board meeting:

1. On September 16, 2025, the Board approved the minutes from the Board meeting held on September 15, 2025.
2. On October 13, 2025, the Board decided not to require cutting of steep slopes on the back part of homeowner's properties along the north side of the subdivision that back onto wooded areas. At the Board meeting on September 15, 2025, the Board had agreed on a similar policy for the 30 foot Easley Combined Utilities easement along the south side of the subdivision that borders on wooded areas.
3. On October 21, 2025, the Board authorized the use of a wheeled cart for home bake sales at a residence in Stonehurst per HOA Covenants, Conditions, and Restrictions (CCRs) Section 7.1. Usage is limited to 8am to 8pm and the cart must be stored in a secluded location outside those hours.
4. On November 4, 2025, the Board approved daily fines for a homeowner who has a trailer parked on the grass in violation of CCR Section 7.15, and had previously been notified by letter to move the trailer.

Call to Order

John Boska called the Board meeting to order at 7:32 p.m.

Meeting Minutes

All minutes from previous Board meetings had been previously approved.

Selection of Board of Directors Officers

The Board discussed the selection of officers. The Board selected John Boska as president and chairman, Dianne Crooks as vice-president, Andi Hendricks as secretary, and Melinda Boyd as treasurer. Melinda Boyd, Andi Hendricks, and Jim Ebersole will continue to serve on the Architectural Committee, with Melinda as the Chairperson of the Committee.

Approval of Budget and Annual Assessment for 2026

The Board approved the previously proposed budget for 2026 with an annual assessment of \$205 per household. This budget had been sent to all homeowners with the Notice of Annual Meeting dated October 6, 2025. It can be read on the HOA website, www.StonehurstEasley.org, under HOA Documents. The Board decided that the bills for the 2026 annual assessment would be sent out in early January 2026, and will be due by February 28, 2026.

General Information

The Certificate of Deposit for the Reserve Fund will be renewed for six months on November 22, 2025. The 6-month renewal has a higher interest rate than a one year renewal.

Other Topics

The Board discussed the Board calendar for 2026.

The Board decided to have a Holiday/Winter decoration contest, similar to the Fall decoration contest last year. Three winners will be selected to receive gift cards. The Board agreed to have clear rules posted with the contest announcement that prohibits anyone delinquent in HOA annual dues from participating.

The Board discussed the status of payment plans for homeowners who are paying on delinquent HOA annual dues.

The Board decided not to renew the animal control contract with Ray's Beaver Control. The storm water pond is dry and there have been no new groundhog dens.

Adjournment

The Board meeting was adjourned at 7:42 p.m.