

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Wednesday, March 17, 2026

Board Members Present: John Boska
Dianne Crooks
Melinda Boyd
Andi Hendricks
Rich Clement

Homeowners Present:
Connie and Jim Waldinger
Karen Bittner
Maria and Paul Joersz

Prior Board Decisions

The Board of Directors made the following decisions prior to the March 17th Board meeting:

1. On November 14, 2025, the Board approved the minutes from the Annual meeting and the Board meeting held on November 6, 2024.
2. On December 17, 2025, the Board accepted the resignation of Jim Ebersole and voted to elect Richard Clement to serve on the board.
3. On January 6, 2026, the Board approved for Prestige Yard Care to trim the 8 holly bushes at the entrance of the subdivision and clean up the brush pile.
4. On February 10, 2026, the Board approved for Prestige Yard Care to clear the brush from the back side of the black fence at the entrance in order to have room to paint the fence.

Call to Order

John Boska called the Board meeting to order at 7:02 p.m. The Board members introduced themselves.

Homeowner's Forum

Homeowners provided comments to the Board as follows:

1. A homeowner inquired of the Stonehurst local contractors list on the Stonehurst webpage and how to be listed on the page. Information was provided to the homeowner on how to submit a request.
2. A homeowner discussed parking on the street that restricts the view for drivers and makes it difficult to see if there is oncoming traffic. The Board reminded homeowners that the City of Easley owns the streets, and the Board does not have the authority to regulate cars parking on the street. If the parking causes a concern about the ability of emergency vehicles to travel through the subdivision, please report it to the police using their non-emergency number, 864-859-4025, which is staffed around the clock. The police have previously responded to calls like this, and they knocked on doors and asked people to move their cars. It can also be appropriate to gently remind neighbors of the parking problems using the Stonehurst Facebook Group. There was particular concern about a large white van parked on Thames Valley Drive, making it difficult for approaching vehicles to see oncoming traffic. Although this is outside of the HOA's authority, John Boska volunteered to send that homeowner a letter politely requesting that the van be parked in the driveway whenever possible.

3. A homeowner discussed speeding in the neighborhood as well as a dirt bike being ridden by a child through the neighborhood. The Board indicated that this would be something that the City of Easley Police Department would handle.

Meeting Minutes

All minutes from previous Board meetings had been previously approved.

Meeting Topics

The Board discussed the Board calendar events that will be coming up soon. The deadline for filing the HOA income tax returns is April 15, 2026. John Boska is responsible for filing the returns.

The Board reviewed the history of HOA expenditures over the previous years and the final 2025 financial report. The budgeting process has been reasonable, and the expenditures have been close to what the Board expected. The Board reviewed the financial accounts of the HOA, including the institutions where the accounts are held and the purpose of each account. The Board discussed where the monthly statements are found on the HOA Payment Portal.

The Board discussed the status of delinquent accounts. The Board is following the instructions in the HOA Declaration of Covenants, Conditions, Restrictions, and Easements (CCRs) and the Board of Directors Position BODP-2, Revision 1, Delinquency Collection Procedure, for these collections. The CCRs and BODP-2 are available from the HOA website. The Board will have the HOA property manager proceed with late fees for homeowners who are delinquent on their annual assessment payment, which was due on February 28, 2026.

The Board discussed the ECU proposed work on the sewer lines located between Wiltshire Circle and the stormwater pond, and what homeowners should expect to see as the work moves forward.

The Board discussed issuing a Board of Directions Position (BODP) to outline Board policies made in accordance with the Bylaws and the CCRs to remind residents of the benefit of yard maintenance and the positive impact in a neighborhood. No decision was made on issuance.

The Board voted to postpone mulching the front area for one year in order to save some money, as the mulch is still in good shape.

General Information

The Board discussed home values in the neighborhood and how they appear to be evening out.

The Board discussed ways to convince more homeowners to attend HOA meetings.

The Board discussed the need for a Principal Office located in Pickens County as stated in Bylaws Section 1.2. The Board already has a Registered Agent, Greenville HOA Services, LLC, but their office is in Greenville County. The Board agreed that the President of the HOA will use their address for the Principal Office.

Adjournment

The Board meeting was adjourned at 8:20 p.m.