

STONEHURST HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Tuesday, September 8, 2026

Board Members Present:

John Boska
Dianne Crooks
Melinda Boyd
Andi Hendricks
Rich Clement

Homeowners Present:

Connie and Jim Waldinger
Karen Bittner
Walker and Donna Bousman

Prior Board Decisions

The Board of Directors made the following decisions prior to the September 8, 2026 Board meeting:

1. On April 2, 2026, the Board voted to allow a one day lemonade stand.
2. On April 10, 2026, the Board voted to approve the minutes for the March 17, 2026 Board Meeting.
3. On April 24, 2026, the Board approved relocation to the front entrance for the approved one day lemonade stand and provided information on where cars should not park.
4. On May 12, 2026, the Board voted to send letters to certain homeowners who had previously been sent letters to maintain their lawns and notifying them of the daily fines that would start incurring.
5. On May 16, 2026, the Board voted to apply daily fines to certain homeowners who had been sent letters to maintain their lawns but still allowed grass or weeds to get taller than 12 inches for extended periods of time.
6. On June 1, 2026, the Board voted to apply daily fines to certain homeowners who had been sent letters to maintain their lawns but still allowed grass or weeds to get taller than 12 inches for extended periods of time.
7. On July 20, 2026, the Board voted to renew the State Farm liability policy.
8. On July 24, 2026, the Board voted to accept a bid from Prestige Yard Care on trimming shrubs at the front entrance
9. On July 28, 2026, the Board voted to approve the new contract for our property manager, GHS (Greenville HOA Services, LLC)
10. On July 29, 2026, as allowed by HOA Covenants, Conditions, and Restrictions (CCRs) Section 7.1, the Board voted to allow baked goods to be sold from a moveable cart in the front yard of a homeowner, with certain conditions.
11. On July 31, 2026, the Board voted to impose a daily fine until poultry is removed from a homeowner's lot, which is a violation of CCR Section 7.10 and City Ordinance 90.35.
12. On August 4, 2026, the Board voted to accept Easley Combined Utilities (ECU's) offer to pay for easements on HOA common property at the stormwater pond to allow the replacement sewer line to be located there during ECU's sewer line replacement project.

Call to Order

John Boska called the Board meeting to order at 7:01 p.m. The Board members introduced themselves.

Homeowner's Forum

Homeowners provided comments to the Board as follows:

1. The Board provided the homeowners present with the date (November 4th at 7pm at the library) of the upcoming annual HOA meeting and election for the HOA Board of Directors and how to submit their nomination if they wanted to be on the ballot. Nominations are due by September 18, 2026. Walker Bousman and Andi Hendricks will serve as the Nominating Committee.
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 noted that since the City owns the streets, the City rules apply and complaints should be made to the police department nonemergency phone line.
3. The Board provided an update on the Solicitation Ordinance passed by Easley City Council on August 10th. It is expected to be effective in early 2027, after the Council votes on the fee schedule for the Solicitor's permit.
4. Several homeowners complimented a homeowner who has a business cutting yards in the subdivision, which led to a noticeable improvement in yards this year.

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 Board reviewed the history of HOA expenditures over the previous years. The budgeting process has been reasonable, and the expenditures have been close to what the Board expected. The Board discussed having slightly more revenue than budgeted for 2026. The Board discussed the income/expense statement for year-to-date for 2026. The Board decided that the HOA annual assessment can remain the same, at \$205, for 2027.

The Board discussed the proposed budget for 2027 and voted to approve it.

The Board discussed the draft mailing for the annual meeting (Meeting Notice, proposed 2027 budget, and Proxy/Ballot form, which will have a list of candidates for the Board election) and voted to approve it. All five of the current Board members stated that they would run for the Board again.

The Board discussed needing to form a Nominating Committee per Bylaws 4.3 with a Board member as chairperson. Andi Hendricks will serve in this role.

The Board discussed the status of delinquent accounts. The Board is following the instructions in the HOA 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 discussed the 3 magnolia trees at the entrance and whether they should be completely removed or trimmed back, as their size is too large for the location. The Board agreed to reach out to a professional for their opinion on cutting the trees completely down or trimming them. The Board will discuss further once we have more information from the professional.

The Board discussed architectural review requests, which will be reviewed by the Architectural Committee.

Adjournment

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