

Stonehenge Sub-Division Owners' Association

Board Meeting Minutes — Saturday, June 20, 2026

Call to Order

The meeting of the Stonehenge Sub-Division Owners' Association was called to order at 11:05 a.m. on Saturday, June 20, 2026.

Roll Call and Quorum

Roll call was taken. Six board members were present, establishing a quorum. Members noted as present included Carol, Brad, Dawn, Joy, Angela, and Ron. Stacie, Susan, and Monet were noted as absent.

Approval of Prior Minutes

The minutes from the May 22, 2026, meeting were reviewed. A motion was made and seconded to approve the minutes. The motion carried.

Treasurer's Report and Budget Review

- The June 1 checking account beginning balance was reported as \$45,091.46.
- The current balance, as of the meeting date, was approximately \$36,103.
- Expenses were reviewed, including pool heating gas, water usage, office supplies, postage, pool supplies, chemicals, and lifeguard costs.
- The water bill related to draining and refilling the pool was discussed and compared against the seasonal budget.
- Office supply and postage expenses were attributed primarily to annual meeting mailings.
- Pool miscellaneous supplies and chemical expenses were reviewed and were generally expected to remain within budget.
- Lifeguard scheduling overlap was discussed; the overlap was explained as limited and related to school schedules and operational needs.
- A previously approved leaf blower purchase of approximately \$79 plus tax was noted as still pending.

Architectural Review and Property Issues

- A proposal for weed and vegetation treatment behind several buildings was discussed. The proposal appeared to omit at least one building, and clarification was requested regarding whether the quoted price was per application or for the season.
- Ron will obtain an updated proposal, confirm the number of chemical applications included, and circulate it by email for board review and possible approval.
- A leaking spigot near the Stonehenge sign was reported; Buckeye was expected to repair it the following week.
- Several property maintenance concerns were discussed, including tree branches, grass restoration, ivy growth, weeds, gutters, sprinkler use, and exterior maintenance violations.
- The board discussed the need to confirm landscaping and weed-control contracts, including whether Black Diamond or another vendor was responsible for weed treatment in common areas.
- A dead tree in the front Stonehenge island was reported as likely under warranty. Ron or Rod will contact the installer regarding replacement.

Insurance and Pool Planning

- The board discussed pool-related insurance coverage, liability, property coverage, and whether contractors should provide proof of insurance and bonding.
- The board agreed that insurance coverage and contractor requirements should be reviewed further.

- A future discussion was requested regarding a five-year pool maintenance and contingency plan, including potential annual set-asides or a sinking fund for pool repairs.

Annual Meeting Preparation

- The board discussed the annual meeting mailing, proxy collection, RSVP options, and email communications.
- A QR code may be included on the annual meeting flyer to allow owners to email RSVPs or submit information.
- Additional proxies will be available at the picnic and may be distributed through building managers.
- The owner email list has been expanded to approximately 60–70 addresses and will be used in addition to mailed notices.
- Envelope-stuffing sessions were planned for the following week so the mailing could be completed before Angela's absence from June 29 through July 12.
- Susan Romans has scheduled the library space for the annual meeting.

Suggestion Box Items

- A request was received to allow water aerobics at the community pool. Interested residents had been identified, and lifeguards Corey and Julia were willing to teach classes.
- The board discussed requiring participant waivers, setting the minimum participant age at 18, and ensuring the Association does not collect fees or pay the instructor.
- A separate suggestion asked residents to remove temporary signs, such as graduation or event signs, promptly after the related event has passed.

Motions and Decisions

1. **May 22 Minutes:** Motion to approve the minutes from May 22, 2026, was made, seconded, and approved.
2. **Water Aerobics:** Motion to allow water aerobics at the Stonehenge community pool for one to three classes per week was made, seconded, and approved. Participants will pay the instructor directly; the Association will not collect funds or bear the cost. Each participant must sign a waiver and release.
3. **Court Signage:** Motion to purchase signage for the pickleball/volleyball courts stating that users play at their own risk was made, seconded, and approved.
4. **Pickleball Group:** Motion to allow the long-standing pickleball group to continue using the courts was made, seconded, and approved, provided a resident accompanies guests and waivers/releases are obtained.

Next Meeting

The next board meeting follows the annual meeting, expected to occur on July 16, 2026. The board meeting immediately following the annual meeting will include officer selection and additional pending business.

Adjournment

A motion to adjourn was made and approved. The meeting adjourned at approximately 11:55 a.m.