

**STONEHENGE SUB-DIVISION OWNERS' ASSOCIATION
BOARD OF TRUSTEES MEETING
LUCAS COUNTY LIBRARY
KING ROAD, SYLVANIA, OH
OCTOBER 3, 2024**

Board members in attendance:

Rod Culler, At-Large
Ellen Elton, At-Large
Joy Flansberg, Treasurer, Phase I Rep.
Monneh Khadra, At-Large
Alan Kirshner, President, At-Large
Nancy Larson, Phase II Rep.
Susan Romans, Secretary, At-Large
Elsene Slowinski, Phase IV Rep.
Ron Tremp, Phase III Rep.

Also in attendance:

Becky Bauerschmidt, Stonehenge Pool Coordinator

Alan Kirshner called the meeting to order at 6:03 pm.

Alan moved to approve the minutes of the August 30, 2024, meeting with one correction, to wit: Joy Flansberg was the second signer to the Stonehenge Sub-division Owners' Association's Articles of Incorporation not Ellen Elton. Susan seconded the motion. The motion passed unanimously.

Shed

Background: On September 12, 2024, Becky sent a text to all board members, except one. The subject of the text was the purchase of a shed for the pool area. It was later suggested this subject matter should be discussed at a board meeting.

Becky discussed the necessity of a shed, for storing chairs, pool cover, and chemicals. Becky, Nancy, Ron and Joy wanted to buy the shed now and have The Pool Guy install it in front of the existing pool house. Discussion followed regarding the cost of the shed, if it was necessary to purchase the shed this year, the size of the shed, and the placement of the shed. Regarding the cost of the shed, Rod inquired regarding the pool budget, the current checking account balance, and the remaining expenses to be paid this year. Nancy thought the pool budget for 2024 is \$61,530 and expenses as of this date are \$64,017. Joy reported that our checking account has a balance of 7,332.70. The Association still has three months this year of recurring expenses, electric, gas, legal fees, snow removal, etc. Joy reported that the expenses for October,

November, December **2023** were \$6,844. Becky discussed the Fire Inspector's report. Rod noted that, based upon his experience, necessary electrical work will cost thousand of dollars. Citing their business experience, Rod and Monneh felt that it would be best to postpone buying the shed. Moreover, thought should be given as to the best placement for a shed.

(A side conversation started regarding the Fire Marshall's report. Becky said she contacted the Fire Marshall, and they amended their October 20, 2024, deadline for compliance to the spring of 2025. Becky will confirm, in writing. We are currently in compliance regarding the chemical storage)

Because of the above shed discussion regarding the budget for this year and expenses for October, November, and December, Susan moved to postpone the shed purchase until spring of 2025. Ron seconded the motion, Alan asked if there was any further discussion on this matter, there was none, and the motion was passed unanimously.

Discussion followed, after the passing of the above motion, to add \$2,000 to the Association's 2025 budget for the purchase of a shed and installation. Susan moved to add \$2,000 to the Association's 2025 budget for the purchase of a shed, including installation, before the pool opens in the spring of 2025. Nancy seconded the motion, and it was passed unanimously.

Miscellaneous

Rod inquired regarding Johnny, who according to Rod, did a quality job replastering and painting the pool this year. Ron stated that Brian, The Pool Guy, said he (Brian) could have done it for far less money. Rod was skeptical because the price Brian mentioned was less than the cost of materials. Rod pointed out that plastering and repainting would have to be redone in about five years, and so he would like to see The Pool Guy's quote in writing. Becky said she would get it.

Budget

The following members volunteered to serve as a committee to recommend a budget for the Association's 2025 operation.

Joy Flansberg
Nancy Larson
Rod Culler
Monneh Khadra

Buildings and Grounds

Nancy reported that Phase I, II, and III prepared a letter to setting forth the subdivision properties that violate the Association's Exterior Maintenance Policy. Nancy will email that letter to all board members.

Ron volunteered to investigate possible Rule violations and bring them to the Board. His offer was unanimously accepted.

The pickle ball players restriped the pickle ball lines but not the tennis lines. Alan moved to approve \$300.00 for painting the tennis lines. Susan seconded the motion, and it passed unanimously.

Susan moved to adjourn the meeting. Nancy seconded the motion, and it passed unanimously.

The meeting was adjourned at 7:14 pm.

Respectively submitted,

Susan Romans

Susan Romans