

Stonehenge Sub-Division Owners' Association Board Meeting Minutes

Date and Time: Thursday, July 16, 2026, at 8:00 p.m.

Meeting Context: This was the first meeting of the newly seated board following the Association's annual meeting. At the annual meeting, Rod Culler and Ron Tresp were re-elected, and Casimer Marzec was elected as the Phase 4 representative.

Call to Order

The July 16, 2026, board meeting of the Stonehenge Sub-Division Owners' Association was called to order following the annual meeting.

All board members were present:

At-Large Representatives: Rod Culler, Monneh Khadra, Carol King, Dawn Mizer, Susan Romans; Phase 1 Representative: Joy Flansburg; Phase 2 Representative: Angela Riddel; Phase 3 Representative: Ron Tresp; and Phase 4 Representative: Casimer Marzec.

Board Organization and Election of Officers

The board welcomed Casimer Marzec as the newly elected Phase 4 representative. The board then proceeded with the election of officers.

- Rod Culler was re-elected President.
- Monet was re-elected Vice President.
- Angela was re-elected Secretary.
- Carol was re-elected Treasurer.

Treasurer Support and Financial Records

The board discussed the complexity of the Association's financial spreadsheets and the possibility of having an outside accounting resource review or assist with templates or error checking. No final action was taken, but assistance may be explored if needed.

Pet Policy and Animal-Related Violations

The board discussed concerns regarding dogs that may fall under the Association's restricted-breed policy, including a tenant request involving an American Staffordshire Terrier-type dog. The board noted the need to document any violations and follow legal guidance before taking further action.

The board discussed obtaining appropriate documentation when residents claim an animal is a service animal or emotional support animal. The board also noted that legal counsel should review documentation as needed and that individual phases may have more restrictive pet rules, subject to applicable service and support animal requirements.

The board also discussed animal waste, tethering, and litter concerns. Members agreed that addresses or identifying information are needed before violation letters can be issued. A 10-business-day response period was discussed for formal violation notices.

Pool Expense Invoice

The board discussed an unpaid invoice from Brad totaling \$650 for pool-related labor. The work included pool pump, filter, deck sticker, and tile repairs. Board members discussed whether the work was included in the existing pool contract or should be treated as additional labor.

A motion was made to table payment of the invoice pending review of the pool contract and the specific work billed. The motion to table carried.

Next Meeting

The board discussed setting the next meeting date but did not finalize a date during the meeting. Members indicated that scheduling may be handled separately.

Adjournment

The meeting was adjourned following a motion and second.