

BOARD MEETING MINUTES

Stonehenge Owners Association

Date: February 3, 2026

Time: 6:04 p.m.

Meeting called to order by: Rod Culler, President

CALL TO ORDER

Rod called the meeting to order.

ROLL CALL

Present

- President - Rod Culler (at-large)
- Vice President – Monneh Khadra (at-large)
- Treasurer – Carol King (at-large)
- Secretary – Angela Riddel (Phase 2)
- Joy Flansburg (Phase 1)
- Stacey Lowe (Phase 4)
- Dawn Mizer (at-large)
- Susan Romans (at-large)
- Ron Tremp (Phase 3)

OPEN FORUM AND QUORUM

Quorum was met. No open forum discussion was held at this point.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

Since the minutes were sent to the board members via email in advance, we dispensed with a verbal reading of the minutes. Ron had one change. Under “old business,” there was a reference to two light poles which said they would be fixed when funds were available. Ron said these poles are Toledo Edison’s responsibility and they will be fixed when parts are available, not funds. Ron moved to approve the minutes with the correction; Susan seconded, and all approved. The minutes with one correction were approved.

OLD BUSINESS

In a previous meeting, the board had directed Angela to email the former board president to provide, at his own expense, a copy of the flash drive of files he had made last year (2024), since these files were copied at the board's expense. He was not asked to reimburse the board, just provide a copy of the flash drive. The board discussed the outcome of that email. The past president responded to the email which led to several other emails involving other past board members and past treasurers. To summarize the email discussion, one of the past treasurers said they passed all their files onto the next treasurer, yet no one has the drive. In addition, although some financial records were passed onto the current treasurer, many financial records and spreadsheets were not. Angela made a motion to have the current treasurer, Carol, reach out to the company the board paid to copy the files to see if they retained a copy of the digitized files. If they do not, we go forward with the financial records that we have. Rod seconded the motion. All were in favor and the motion was approved.

PRESENTATION OF REPORTS

Treasurer's Report – Carol

- **Review of 2025 Financials** - Carol reviewed the 2025 budget of \$84,930 vs. actuals. Since she inherited the financial statements in the last quarter and since the records are incomplete, it is difficult to be precise about the actual spending for the year. Currently we have \$33,000 in the account. Some of that was left from last year and some is from current year assessment payments. She is working with the information she has to increase the accuracy of the spreadsheets.
- **Assessment payments** – Though we are a full month into 2026, assessment payments have been made by only 2/3 of the sub-associations in the COA. Out of 37 associations, 11 have not paid. Payments, either for the full year or a quarterly payment, were due January 15. When they were invoiced, the associations were made aware of where to send payments since the board has a new P.O. box. The bank account is the same, so those making autopayments would still have had their payments come through. Only the board members listed on our account changed. It is possible that we do not have correct contact information for all the associations. This may be the reason we have not received payment from some associations. Carol is looking at the contact information she has for the associations that have yet to pay. She will follow up and try to reach them by phone or email to see why we haven't heard from them and if the contact information we have is accurate. Board members shared the updated contact information they had.

ARCHITECTURAL REVIEW ON PROPERTY DEFICIENCIES – RON

- **Status of properties not in compliance.** Ron is compiling a list of properties that need to have repairs, painting or updates made. He will contact the owners by letter this spring as repairs cannot be made in winter.
- **Snow Removal**
 - **Aldritch's performance.** The only sidewalk they did not do was between the pool and the connecting sidewalk. Members of the board reported that there may have been some sidewalks they missed. Ron will check with them.

- **Other sidewalks.** Some associations' snow removal suppliers have not been consistent about clearing walks and driveways. Ron took note of the locations and will reach out to the associations involved.
- **Timing of snow removal.** Companies that remove snow have many customers. This can impact when companies come out to clear our walks and drives. They also may wait until snowfall has stopped before they come out. Nonetheless, contact the board if you see walks are not cleared.
- **Shared Weedy Lot Behind Garages.** Ron will be getting an estimate from Aldritch's because they also do landscaping and lawn care. They are also likely to provide an affordable quote. This quote will be presented to the shared property owners as they would need to approve the quote and pay for the work.

OLD BUSINESS

E&L Invoices from 2024

The board recently received invoices from E&L for lawncare and landscaping services provided in October and November of 2024. This was surprising since a review of receipts and invoices from that time did not include these invoices. Carol also asked why the rates seem to be different for each week for the same types of service. Rod said he spoke to a representative of the company and the representative said he contacted past members of the board for payment many times and payment was never made. Given the age of the invoices and the fact that a new board is in place now which had not budgeted for these unknown past expenses, Rod asked the representative if the invoices could be discounted. The representative agreed to take 75% as full payment.

The original two invoices are:

#10009 issued Dec. 20, 2024, totaling \$953.59

- Fall cleanup on Nov. 7, 2024, for \$245
- Fall cleanup on Nov. 18, 2024, of pool area and tennis courts for \$640
- Tax \$68.59
- Total \$953.59

Another invoice issued Nov. 8, 2024, for ongoing and recurring lawn service (mowing, edging, and cleaning of walks), and a weed spray, for a total of \$937.43, including tax.

Ron made a motion that we pay 75%. Rod seconded the motion. No further discussion. All voted in favor and the motion passed.

NEW BUSINESS

Review Proposal from Brad Stechsulte for Pool Maintenance/Tech

Rod reached out to Brad Stechsulte, who was our pool tech from the 2025 season and asked him if he was interested in returning as pool tech and if he would provide a proposal. Brad provided a proposal and Rod presented copies of it to the board. The total is \$9,000 for pool maintenance over the 17-week season, as well

as opening and closing the pool. This is like what he charged last year, except then there was no written contract.

The board discussed his performance from last year and compared it with prior pool techs. They also discussed the chemical composition issues with the pool and how the disparity between the two pool pumps impacted this. One of the pumps would sometimes shut down. The board also discussed the plumbing leak that caused water waste last year. Rod said the leak will be repaired when the weather allows. He also suggested that the board consider purchasing the chemicals directly, utilizing the same chemistry in use now. Dawn said she would help research this for the board. Rod said he would like to continue overseeing the pool on behalf of the board. This role is different than the pool manager. That person assists with managing the pool and overseeing the lifeguards but is not a board member. Rod would be responsible for reporting about the pool to the board and representing the board in pool matters.

Rod shared other bids from past years and noted they were higher than Brad's current proposal. Some also did not have the experience and expertise to serve as a pool tech.

Ron made a motion to accept Brad's proposal and Dawn seconded it.

Further discussion – it was noted that Brad's proposal involved draining the pool and refilling it. Rod said he did not want that or feel it was necessary. The motion was amended to remove that language. Carol asked if Brad had any certification in the administration of the chemicals in the pool and if the board would pay for him to be certified. Rod said he did not believe this certification was required in our area. But he would check with Brad to see what certifications he has. Ron suggested that everyone working around the pool also have CPR and AED safety training, including Brad. Others were not sure this was needed for Brad. The guards are already required to have this training.

The discussion of requiring chemical certification for Brad was tabled until it could be determined what certifications he already has. Rod said he would check. The motion to approve Brad's proposal with amended language about draining and refilling the pool was approved by the board. Later discussion also amended the contract to revise how Brad will be paid. He will be paid through Phoenix Services, Inc., an employment agency in Sylvania that the board uses to hire and pay the lifeguards.

OTHER POOL RELATED DISCUSSION

Safety equipment. The board discussed the status and condition of safety equipment such as the AED and the fire extinguisher. It was discussed that these items need to be checked, certified and tagged by the appropriate regulatory agencies before the pool opens.

Pool Manager. Rod said Sandy Murnen, our pool coordinator from last year, is willing to serve again this year. Carol suggested that the pool manager not make significant purchases for the pool without board approval. There was also discussion of oversight of the lifeguards and how this should be addressed if the manager is not there all the time. There was also discussion about how the lifeguards are hired and certified through Phoenix Services, Inc. Brad, the pool tech, will also be paid through Phoenix.

Pool discussion. The board also discussed that we need to update our contact information (i.e. our new P.O. Box) with all relevant contacts that have business with the board, such as the health department, suppliers, taxing authorities and other regulatory entities, Phoenix Services, Inc., and any others.

DISCUSS ANNUAL MEETING DATE

The bylaws state that the annual meeting should be held in March. Yet, for many years, the annual meeting has been held in the summer. A meeting in June has many advantages. Tuesday, June 9, 2026, was suggested at the main library in Sylvania, which has more seating.

The board also discussed terms of board members that would be expiring as of this year's annual meeting, requiring that they run for re-election. Angela, the secretary, has a record of the election of the other board members and when they will need to run for re-election. She will send this to the board via email.

It was suggested to include information about the seats available and who can run, including a candidate information form. For example, any owner can run for an At-Large seat, but only At-Large owners (i.e. owners outside Phases 1-4) can vote for these seats. Only owners within the Phase with a seat up for election can run for that seat. Only owners of that phase can vote for candidates for their phase's seat. The board discussed what information must be included in the notification to owners about the annual meeting, and whether any outside observers need to be at the meeting. Once all the details are known, the board will vote on the dates and the notice.

Discussion of Gathering to Celebrate Pool Opening/Activities Committee

Discussion about what this event might look like and who would like to be on the committee. Dawn, Angela and Stacey would like to be on the committee. Discussed how food would be provided (examples food truck, board would provide meat such as hamburgers and hot dogs and owners would bring a side and or beverage to share or cater just the meats or sandwiches.)

Discussion of a Committee to Review and Revise the Bylaws

The board discussed creating a committee about using our law firm, Kamen and Cusimano to review, revise and update our bylaws. We also could do it ourselves and have them provide oversight of the process.

SET NEXT MEETING DATE

Discussion. **The date was set for Tuesday, March 3, 2026, at the King Road Library**, pending confirmation of space availability. Angela will confirm and notify the board.

Adjournment

Angela motioned to adjourn, and Rod seconded. All were in favor. Meeting adjourned.

Recorded by Angela Riddel, secretary