

MINUTES
STONEHENGE CONDO ASSOCIATION
ANNUAL MEETING (2ND)
SEPTEMBER 29, 2025

In attendance:

Alan Kirshner - President (At Large)
Monneh Khadra - Vice Pres (At Large)
Joy Flansberg - Treasurer (Phase 1)
Nancy Larson- Secretary (Phase 2)
Ronald Tremp (Phase 3)
Stacy Lowe (Phase 4)
Ellen Elton (At Large)
Susan Romans (At Large)
Rodney Culler (At Large)

Also in attendance was Nick Meinert, our lawyer from the HOA law firm Kaman and Cousimano, LLC. Diane Engler is an accountant who assists with the meeting sign in and she certified that we had enough owners/proxy holders to make a quorum. (53.63 %).

The meeting was called to order at 6:08 pm and Alan stated that the purpose of the meeting was to elect 3 new board members. His term is up, as is Ellen Elton's and Nancy Larson's. He stated that Stacy Lowe was elected by Phase 4 to fill the unexpired term of Elsené Slowinski who resigned earlier this year. There is one year remaining on Phase 4's term before reelection would be needed at next year's annual meeting.

Susan Romans motioned to dispense with the reading of the minutes from our last annual meeting, and this was seconded by Ellen Elton. It passed with a majority of yay's and 1 nay. There was a heated exchange between Nick Meinert and a homeowner who wanted to bring something up to the board's attention and thought the group should follow Robert's Rules of Order to allow that. He was told firmly by Mr. Meinert that the meeting is not subject to Robert's Rules, and we would proceed with the meeting outline as stated in our bylaws. The membership would have to amend the bylaws to deviate from the stated agenda of reports, elections, and then general commentary. Nick asked that the owner hold input/comments until after the elections were conducted.

Joy Flansberg proceeded with a brief Treasure's Report, as a lengthier one was provided at

our 1st annual meeting in June where a quorum was not achieved. She stated that our current bank balance is \$9,007.50 with an additional \$5,000 to be deposited in Oct. from the parties who elect to pay on a quarterly basis.

Ron Tremp did a brief Buildings and Grounds report and spoke about what a big mole problem we've had this year. He and his wife, Julie, painted the turrets/signage at both entrances and they received compliments from several members and phases on how nice it now looks. He has been addressing the owners who are not keeping their properties up to standards. "With some cooperating and fixing their issues and some not." An owner asked if we could fine those who do not comply and the answer to that is yes, we can. Any further discussion on this was referred to after the election.

Rod Culler has been handling the pool and reported to the group that we had to terminate 2 separate pool maintenance contracts this year. The first was due to poor service and the second was due to outright fraud/theft. The total loss of undelivered chemicals/ materials paid for in advance by the 2nd operator is about \$2000. The board decided to write that off as probably not collectible and too costly to pursue. Our long-standing pool person, Brad Stechshulte, was rehired and did well getting us through the rest of the season and into the closing of the pool. Ron complimented those who have been volunteering at the pool and said that community volunteers are always welcome as they save us money by what they contribute to the neighborhood.

Brad was called up to say a few words - he was very happy to be back taking care of the pool, which is "his baby". He thanked Stonehenge for being a part of his life and also thanked some of the many volunteers, including the Murnen's, who have worked to keep the pool up and running. A Phase 2 owner asked if there is a 3-5 year plan to anticipate future expenses. Brad said he thought having such a plan would be a good idea. But, the pool was resurfaced 2 years ago for \$17,000 and that carries a 5 year guarantee. We also replaced a great deal of the equipment this year, so he said he did not expect any major repairs for several years.

Elections -

Alan thanked Ellen Elton for being the Board Secretary and gave her a bouquet of flowers to honor her contribution as she exits the board this year. He stated he's been on the board for many, many years also and it's time for him to step down.

The 3 board positions that need to be replaced this year are the rep from Phase 2 and two At Large seats.

Phase 2 -

Judy Tollison, who is the President of Phase 2, made a motion (seconded by Janet Metzger) to nominate Angela Riddel as phase 2's rep. There were no other nominations from the floor so the vote was closed and taken. Only Phase 2 folks can vote for their rep and Angela was elected unanimously.

At-Large -

There were two candidates who had already placed themselves in nomination as candidates for the two at-large seats at our first annual meeting. They were Dawn Mizer and Carol King. Alan nominated David Loo, an area business owner, from the floor to run. Mr. Loo accepted the nomination. The floor was closed to further nominations without objections when no one else stepped forward.

All three candidates were given a few minutes to speak about their qualifications and what they would bring to the board.

Carol King spoke first about her years of accounting and finance work with a major bank as well as teaching those subjects on the high school and college level. She is currently helping our Treasure with spreadsheets and some of the technical aspects of keeping the budget straight.

Dawn Mizer spoke about her 43-year career as a nurse and the creative problem-solving skill set she developed doing that work. She also highlighted her fiscal conservatism as a single mom and pledged to help look for cost savings for our community.

David Loo is the owner of a long operating Chinese restaurant and spoke about successfully dealing with the public and a large staff through many years of business. He stated he would be able to handle different personalities to get things done.

Two election helpers were chosen from those who volunteered to facilitate the count. The husband and wife volunteers collected the ballots from the At Large owners and oversaw the input with Diane on the spreadsheet. There were some technical difficulties because the addition of the totals function was locked, but they managed a work-around to see who had the most total percentage of votes.

The two winners of the At Large positions were Dawn Mizer and Carol King.

Seeing no other business, the meeting was adjourned at 7:28 pm.

Recorded by Nancy Larson, Secretary