

STONEHENGE PROPERTY OWNERS

Association annual review
July 2020

OVERVIEW



POA accomplishments



Year-to-date financial review



POA actionable items



New business



Community reminders

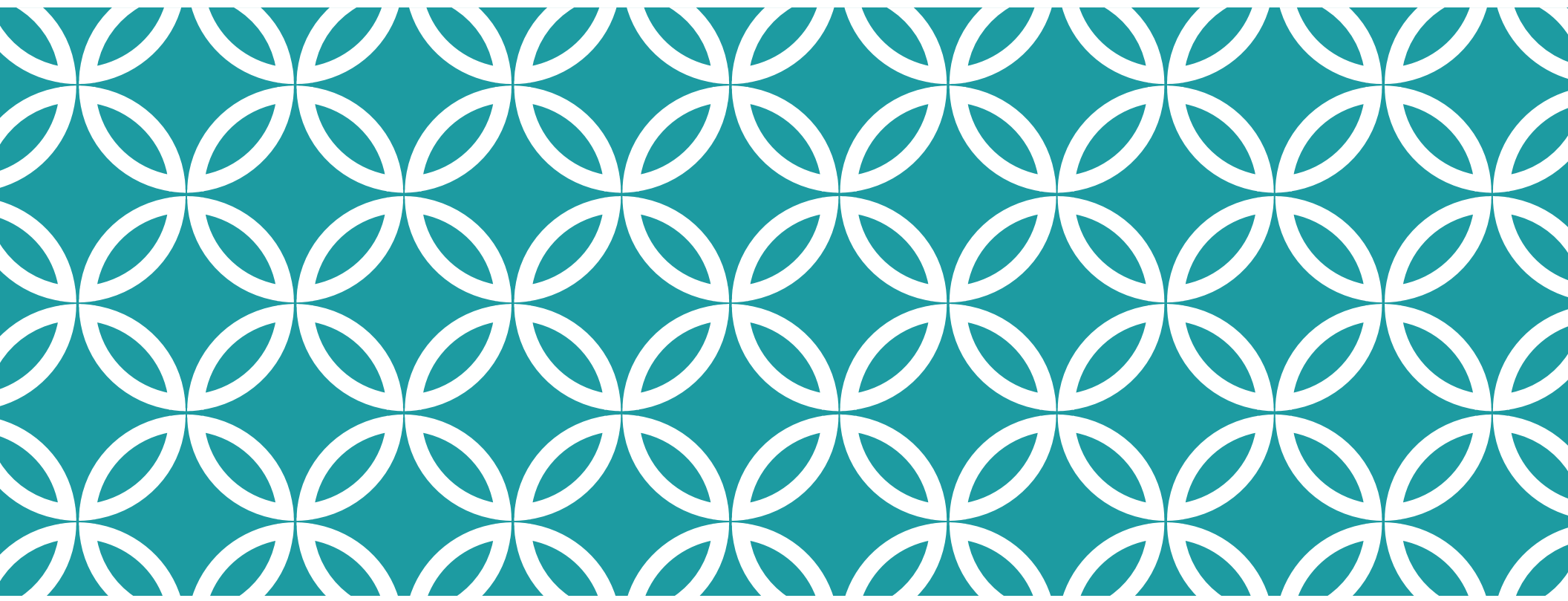
ACCOMPLISHMENTS

- Repaired perimeter fence and stone entryways with money gained from special assessment
- Obtained insurance policies for common areas (fence, stone entryways, streetlights)
- Created subdivision website for timely communications, including quarterly financials, meeting notifications and community announcements
- Employed lawncare provider
- Installed 24-hour surveillance signs to help deter crime
- With the assistance of an attorney, helped to dissuade county for allowing a multi-family dwelling to be constructed off FR 146

YEAR: 2020	Description	Budget	Q1 Actuals	Q2 Actuals	Q3 Actuals	Q4 Actuals	YTD	YTD Variance	Reason for Variance
INCOME									
Starting balance	2019 carry-over	\$2,555.92	\$0.00	\$0.00	\$0.00	\$0.00	\$2,555.92	\$0.00	
Assessments		\$18,970.00	\$17,360.00	\$1,120.00	\$280.00	\$0.00	\$18,760.00	\$210.00	New construction dues not submitted; will collect after sale of home
Annual dues	\$280 for 67 houses; 1 prorated	\$18,970.00	\$17,360.00	\$1,120.00	\$280.00	\$0.00	\$18,760.00	\$210.00	est. \$210 for prorated home under construction
Special assessments		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Totals		\$21,525.92	\$17,360.00	\$1,120.00	\$280.00	\$0.00	\$21,315.92	\$210.00	
EXPENSES									
Trash service	\$10 per house/month	\$8,160.00	\$2,010.00	\$2,010.00	\$1,340.00	\$0.00	\$5,360.00	\$2,800.00	
Operating expenses		\$799.30	\$400.45	\$237.64	-\$31.32	\$0.00	\$606.77	\$192.53	
Website	\$133.05 annually	\$133.05	\$0.00	\$222.34	\$0.00	\$0.00	\$222.34	-\$89.29	Website went up to \$180 plus 2-year domain renewal (\$41)
POA renewal	16.25/yr	\$16.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16.25	
Admin fees/ tax prep/office supplies	\$200 for tax prep	\$650.00	\$400.45	\$15.30	-\$31.32	\$0.00	\$384.43	\$265.57	
Attorney fees	\$175/hr	\$2,000.00	\$288.75	\$428.75	\$0.00	\$0.00	\$717.50	\$1,282.50	
Common area expense		\$4,028.00	\$278.00	\$963.00	\$280.00	\$0.00	\$1,521.00	\$2,507.00	
Lawn care		\$1,500.00	\$0.00	\$700.00	\$280.00	\$0.00	\$980.00	\$520.00	
Fence/entryway maintenance	Deductibles	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	
Insurance	Liability fence/entryways	\$528.00	\$278.00	\$263.00	\$0.00	\$0.00	\$541.00	-\$13.00	\$250 policy fee went to \$263
One-time repairs	Fence/stone	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Totals		\$14,987.30	\$2,977.20	\$3,639.39	\$1,588.68	\$0.00	\$8,205.27	\$6,782.03	
Current balance ¹	\$13,110.65								
Available balance ²	\$6,328.62								
1 = difference between YTD income and YTD expenses (actual)									
2 = Difference between YTD income (actual) and annual budgeted expenses									

YEAR-TO-DATE FINANCIAL REVIEW

As of 7/28/20



POA ACTIONABLE ITEMS

- Approve 2019 meeting minutes
- Board of Director appointments

2019 MEETING MINUTES

STONEHENGE PROPERTY OWNERS ASSOCIATION Special Meeting July 13, 2019

1. CALL TO ORDER

The President called the meeting to order at 10:30 a.m. at Macedonia Baptist Church and the Secretary/Treasurer kept minutes.

2. SECRETARY'S REPORT

The Secretary introduced and reviewed the new POA website, www.stonehinge.org. Covenants, meeting minutes, announcements, dues information and a portal for community connection can be found on the website.

3. ARCHITECTURAL COMMITTEE REPORT

Dan Crafts, Architectural Committee chair, reviewed Article III of the Stonehinge Subdivision covenants related to the function of the Architectural Control Committee. He reminded the members of the association of the need for approval for additional structures on property to ensure home values are not affected by additions. Proposals can be submitted through the website.

All permanent structures erected prior February 16, 2019 (current board's term) are grandfathered in and not subject to penalty.

4. PRESIDENT'S REPORT

The President reviewed common areas and the Association's responsibility to repair and maintain those areas. The 2019 budget does not support professional landscaping. The Board acknowledged the following residents for their assistance with common area lawn care:

- Jim and Katherine Cheek
- Tom Zook
- Dan Crafts
- Tim Rickman
- Wendell Jones
- David Reeves
- Larry Adamson
- Ron Johnson

5. ACTION REQUESTED

A. Special assessment

The fence line on FR 129 and 146 and stone entryways to the division, deemed as common areas by the subdivision plat, need repair. Estimates to repair these structures exceeds funds in Association's account. The Board asked for a one-time special assessment of \$125 per house to cover these repairs.

Per the covenants, a majority vote, 35 lots, of the association is required to approve the special assessment. Ron Johnson, Vice President, took a voting petition to several residents prior meeting. A motion was made and seconded to accept petition as an official voting document. 49 votes were received on that petition, an additional 7 residents signed the petition during the meeting, and 2 residents submitted votes via email, for a total of 57 votes in support of the special assessment. 57 surpasses votes needed and the special assessment was approved. The Secretary will mail invoices by

Minutes will be on the agenda for approval at the next meeting of the Association

Monday, July 22, 2019, and assessments will be due by August 30, 2019. Repairs to fence line and entryways will begin when enough funds have been collected.

B. Board vacancy

Mark Kopriva, elected at the Feb. 16, 2019, POA meeting resigned due to schedule restraints. His resignation created a vacancy for Architectural Committee Co-Chair. The President asked for nominations from the floor. Peter Brandwood volunteered his time and spoke to his qualifications. No other nominations were made. A motion was made and seconded, and Peter Brandwood was appointed as new Architectural Committee Co-Chair.

6. NEW BUSINESS

The President opened the floor for new business.

A. Security and Safety

- Signs – residents inquired about possibility of putting signs at both entries stating the neighborhood was under surveillance. Other signs for suggestion included 'caution children at play' and 'no soliciting'. Security signs are considered priority. Board agreed to explore costs of signs.
- Reminders – Steve Johnson, retired highway patrolman, encouraged residents to do the following to reduce security risk:
 1. Lock your car
 2. Close your garage
 3. If you see unknown persons in the neighborhood, discretely take their pictures
 4. Come to a complete stop at stop signs – stop, look, see
 5. If parking on the street, park as far to the right as possible on the correct side of the street

B. Common areas

- Jim Cheek reminded residents that overgrown vegetation on fences can reduce life of fence
- Jeff Ables has been mowing strip of land between his property and the goat farm. It is unclear who owns that piece of land. Board agreed to research owner and determine responsibility of mowing.

C. Suggestions

- Yard of the Month to encourage residents to keep yards manicured
- Acoustics in church gymnasium made it difficult to hear people speaking in the meeting. Recommended using sound equipment or a different venue

7. ADJOURN

Discussion on new business ended and the President adjourned the meeting at 11:45 a.m.

These minutes were reviewed approved by the Stonehinge Property Owners' Association on Month DD, YYYY.

Tiffany Jump, Secretary/Treasurer

Minutes will be on the agenda for approval at the next meeting of the Association

BOARD VACANCIES

Dan Crafts resigned earlier this year from the **Architectural Committee**

Tiffany Jump resigned as **Secretary/Treasurer** effective July 2020

Candidates:

Joy Hendrix:

"I have enjoyed living at Stonehinge for over 4 years with my husband Lewis. The best part of living here are the neighbors and the neighborhood. Everyone is pretty amazing. Anyway, I have worked for Mercy Hospital for 25 years as a certified clinical documentation specialist. My B.S. is in Healthcare Administration. Right now I am working from home full time. My hobbies are kayaking, swimming, walking, playing guitar, gardening and reading. We have an indoor kitty fur baby."

Steve Johnson:

"Sharon, a retired Elementary Principal, and I have enjoyed Stonehinge for just under 4 years. I am a retired Highway Patrol field commander (Captain). After retirement I worked as the chief Deputy Director and acting Executive Director of the Missouri Gaming Commission (Regulating Casino Gambling). I also served on the HOA Board of a large condo complex at Lake of the Ozarks. I do NOT favor a Nazi approach to HOA regulation, and clearly understand the pitfalls of "selective enforcement". I bring to the table extensive regulatory and business experience and a desire for a peaceful resolution of the issues inherent to HOA management. I am a strong advocate for a democratic approach to rule enforcement, with a preference for majority input on significant issues. We have a beautiful existence in Stonehinge and believe I can contribute to this existence."

PLEASE VOTE ON THE FOLLOWING

SUBMIT YOUR VOTE VIA EMAIL AT STONEHENGE65807@GMAIL.COM OR BY DROPPING THIS COMPLETED PAGE OFF AT [3775 W. COBBLEFIELD ST.](#)
NO LATER THAN **TUESDAY, AUG. 11.**

Approve 2019 meeting minutes

_____ YES

_____ NO

Voting resident:

Name

Street address

Appoint the following board members*

Re-elect:

Danny Barnette _____ YES _____ NO

Ron Johnson _____ YES _____ NO

Peter Brandwood _____ YES _____ NO

Elect:

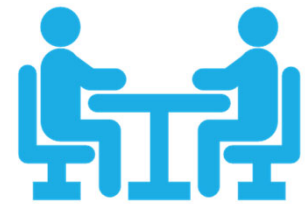
Joy Hendrix _____ YES _____ NO

Steve Johnson _____ YES _____ NO

*officers/positions on the board will be determined by those elected at a separate meeting

NEW BUSINESS

Please email the board with any new concerns or topics of discussion for future meetings



*Please submit concerns, questions, covenant violations, neighbor complaints and Architectural Committee requests **through the website** and not by contacting members of the board at their homes. Submitting your items through the website helps us maintain an accurate record of communications, including any actions that result from those submissions.*

COMMUNITY REMINDERS



- Pet etiquette
 - Keep pets on a leash when walking
 - Clean up any waste left on others' properties
 - Do not let pets trample gardens and landscaping
- For your safety and due to recent crime activity:
 - Please keep your trash bins out of sight when it's not trash pick-up day
 - Do not leave valuables in vehicles left outside of garage at night
 - Bring your mail in everyday
- Board has moved to electronic-only communications. Sign-up at www.stonehinge.org.