

## **STONEHENGE PROPERTY OWNERS ASSOCIATION**

### **Board of Directors Meeting Minutes**

April 26, 2025

#### **1. CALL TO ORDER**

The President called the meeting to order at 9:30 a.m.

#### **2. ROLL CALL**

- Danny Barnette, President
- Kris Russell, Vice President
- Quy Dang, Treasurer
- Tiffany Jump, Secretary

#### **3. MINUTES**

Minutes from the February 2025 board meeting were approved via email and posted on the website.

#### **4. OFFICER REPORTS**

- Treasurer
  - Reviewed current financial statements.
    - 100% of annual dues have been collected.
    - QuickBooks fees are a little over \$1K, primarily due to POA absorbing credit card fees when residents pay dues. To mitigate costs in 2026, Board discussed residents paying the convenience fee to make credit card payments. Checks could still be written and taken to Central Bank at no additional cost.
    - Legal fees, trash fees and lawncare costs are all increasing
- Vice-President
  - Insurance update
    - POA filed a claim against current American Family Insurance policy to reimburse costs associated with common area fence repair due to high winds.
    - American Family Insurance is no longer representing POA/HOAs and has made a couple of referrals.
    - VP requested quotes; the board reviewed and decided to go with Philadelphia Insurance.
  - Attorney of record
    - Board approved Evans and Dixon as new attorney of record.
    - Evans and Dixon will become registered agent for POA, managing state required forms and registrations.
    - The firm confirmed that we cannot prevent rental properties within the subdivision, but we can add some restrictions. For example:

- Leases must be one-year at minimum.
- Both owners and tenants must acknowledge and adhere to covenants.
- The firm is working to amend the covenants to include restrictions.
- Due to cost of initial review and amendments to covenants, any additional amendments will be considered in future years to help control legal fees.

## **5. COMMITTEE REPORTS**

- Architectural Committee
  - All requests received to date have been reviewed and approved.
- Beautification Committee
  - Got flower beds at both monuments ready for spring
  - Kris contacted brick masons to come and clean monuments where mortar was showing. They have done this in past years at no cost.

## **6. NEW OR UNFINISHED BUSINESS**

- Board discussed getting a PO Box to ensure a central address for all correspondence. VP exploring costs.

## **7. NEXT MEETING DATE**

The next meeting is scheduled for **Saturday, July 19, at 10 a.m.** at Central Bank.

## **8. ADJOURNMENT**

The meeting adjourned at 10:45 a.m.

These minutes were reviewed and approved by the Board of Directors.

  
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 Tiffany Jump, Secretary