

Stardust Hills Owner's Association, Inc.
Monthly Meeting - Minutes for June 5, 2023

Call Meeting to order: David Fish

Meeting Open 7:03

Pledge of Allegiance: David Fish

Roll Call: David Fish, President John Bailey, Vice-Pres. Kay Soots, Treasurer
 Danielle Reich, Secretary Barb Jay Scott Wahl Becky Flinchum

Declaration of Quorum: David Fish

May Meeting Minutes: Reviewed. Motion to accept Barb Jay, Seconded John Bailey, approved unanimously.

May financial reports: Reviewed. Motion to accept John Bailey, Seconded Barb Jay, approved unanimously.

Committee Reports

Activities: Endeavor grill is coming for the May 30th- July 5th. Cookout scheduled for the July 1st to the 4th. Fireworks will begin at dusk on July 3rd.

Clubhouse Maintenance: No new updates.

Grounds: Weed eating has begun.

Lakes: There was a discussion regarding the lakes treated. It was recently discovered that Invest Putnam owns approximately 60-70% of the lakes in Stardust Hills. David Fish did approach Don Gedert to request Invest Putnam to pay toward the treatment of the lakes as the primary owner, however, Don stated he would not be paying for the lake treatment, but did state he was working to get lake ownership fixed. The Board agreed to pursue getting the lakes treated.

Legal: The board opened a discussion regarding the legal fees being paid to the attorney. The current legal fees owed are \$4,444.36. The current outstanding balance that is owed to the SHOA is \$49256.82. There were questions from the members regarding how the attorney's fees were being recovered. Legal fees are being applied to each individual member that the attorney is pursuing for their open balance. Kay Soots noted that the payment plans in place are working well. It was noted that 2 individuals are in default and have been mailed notices.

Pool: Basic CPR training will be provided to all the pool monitors and pool staff. If an adult is interested in Adult Swim, please call 765-719-3722 by 4:00pm the day of to make a reservation or there is a sign-up sheet at the pool.

Structural: There are 2 pending requests.

Violations: Becky Flinchum: violations will be going out this week. Rounds are being done and properties are being assessed.

Old Business: None

New Business: None

Special Projects: None

Additional Items: Dues not paid in full as of June 11th will be charge late fees in full of \$120.00

Comments from the audience: (Please limit to 5 minutes)

A couple members again brought up about lake treatment. Once again, the board stated they would pursue getting the lakes treated.

Members brought up the feral cat problem. The Board encouraged the members to speak directly to Animal Control and the Board will follow up with Animal Control as well. Members identified that part of the cat problem is that others are feeding the feral cats and the breeding of cats is creating major issues.

The board addressed that when a property is sold it is the responsibility of the seller to disclose to the new owner the SHOA fees and Bylaws. The seller is also responsible for directing the new owner to go to the SHOA Office for the new member forms and a copy of the Bylaws.

No further comments were made by the members.

Meeting adjourned at 7:35

Next Meeting: July 10th due to the holiday.