

Stardust Hills Owners' Association, Inc.

Monthly Meeting Agenda, Nov. 6, 2023

Per Section IV Members, 4. Regular Meetings, and Subsection a. Frequency of the Stardust Homeowners' Association Bylaws . . . "Subjects or issues which Members or Associate Members wish the Board to consider, must be presented to the Association Office. The Office Administrator will notify the Board of said request. The Board requires a 15-day notice for consideration of subjects or issues to be placed on the agenda."

Public comments will be heard after the Board meeting and will be limited to 5 minutes. If the speaker cannot conduct themselves in a courteous, calm, and respectful manner, their speaking time will immediately be terminated, and they will be asked to leave the building.

Call Meeting to order:

Meeting Date: 11-6-2023

Pledge of Allegiance:

Meeting Time: 7:00 p.m.

Roll Call: ___ Barb Jay, Vice President ___ Kay Soots, Treasurer
___ Becky Flinchum, Secretary ___ Scott Wahl ___ Angela Ward

Declaration of Quorum:

Review and vote on minutes of the last meeting.

Review and vote on acceptance of financial reports for proceeding month.

Committee Reports on the following:

- **Activities:** Christmas event: Pictures with Santa and Mrs. Claus, Dec. 3 from 2-4 pm at the clubhouse. Social Club will be held at the Clubhouse starting tomorrow at 10:30 am to 1:30 pm for any members wishing to attend.

Old Business:

- **Clubhouse Maintenance:** Nothing to report.
- **Grounds:** Tree report, Scott Wahl
- **Lakes:** Nothing to report.
- **Legal:** Garnishment payments are being received for one member with outstanding balance. Two payments were received from 2 members with outstanding balances from previous years. There are continuing court hearings to address members with outstanding balances.
- **Pool:** The Board is investigating pool repairs.
- **Social Media:** Website to be updated with new Board members and contact information in the near future.
- **Structural:** Nothing to report
- **Violations:** Becky reports that communication is continuing with violations. No new violations at this time.

New Business:

- Two Board members have resigned. Any interested members should submit resumes to the office for the Board to consider.
- Effective April 1, 2024, the Annual Dues will be increased for the first time in 7 years. The dollar amount will be announced at a later date.

Comments and question from the Members or Associate Members:

Adjourned at: _____

Next meeting: 7:00 pm on December 4, 2023.

Balance as of 11/6/2023 \$5,200.04 KR
 Stardust Hills Owners Association, Inc.

11/6/2023 4:16 PM

Register: 010020 · FNB - Checking account new 2012

From 10/01/2023 through 10/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/03/2023			-split-	Deposit			1,063.61	16,119.07
10/03/2023	13806	David Fish	2000 · Accounts Payable	Reimbursement...	103.23			16,015.84
10/03/2023	13807	Donald A Gedert Jr.	2000 · Accounts Payable	Fall 2023 Heav...	400.00			15,615.84
10/03/2023	13808	Wright, Shagley & L...	2000 · Accounts Payable	June statement ...	520.00			15,095.84
10/06/2023			-split-	Deposit			629.61	15,725.45
10/06/2023	13809	Rogers, Kristen B	-split-		362.92			15,362.53
10/06/2023	13810	Voelker, Mark T	-split-		51.27			15,311.26
10/06/2023	13811	Wahl (maintenance), ...	-split-		172.91			15,138.35
10/06/2023	13812	Wahl, Sherri L	-split-		68.39			15,069.96
10/06/2023	2020-41		10019 · SQuare fees	Septemeber Sq...	22.65	X		15,047.31
10/10/2023	13813	Endeavor Communic...	2000 · Accounts Payable	1062400	129.67			14,917.64
10/10/2023	13814	Scott Wahl	2000 · Accounts Payable	Reimbursement...	66.53			14,851.11
10/10/2023	13815	Taylor's Hometown ...	2000 · Accounts Payable	Sept 2023 State...	69.57			14,781.54
10/10/2023	13816	Putnam County Reco...	2000 · Accounts Payable	2023 October ...	75.00			14,706.54
10/13/2023			-split-	Deposit			245.00	14,951.54
10/17/2023			1499 · Undeposited Fu...	Deposit			104.00	15,055.54
10/17/2023			-split-	Deposit			262.62	15,318.16
10/20/2023			1499 · Undeposited Fu...	Deposit			229.58	15,547.74
10/20/2023	13823	Duke Energy	2000 · Accounts Payable	0570-2772-01-1	543.86			15,003.88
10/20/2023	13824	Town of Cloverdale	2000 · Accounts Payable	3-06060.00	159.83			14,844.05
10/20/2023	13825	Wallace Bros.	2000 · Accounts Payable	8851000	2,412.00			12,432.05
10/20/2023	13819	Rogers, Kristen B	-split-		607.95			11,824.10
10/20/2023	13820	Voelker, Mark T	-split-		17.29			11,806.81
10/20/2023	13821	Wahl (maintenance), ...	-split-		94.52			11,712.29
10/20/2023	13822	Wahl, Sherri L	-split-		55.32			11,656.97
10/23/2023			1499 · Undeposited Fu...	Deposit			104.00	11,760.97
10/23/2023	13826	616 Cline	01200 · Accounts Rece...	616 Refund for...	100.00			11,660.97
10/24/2023			-split-	Deposit			450.00	12,110.97
10/27/2023			-split-	Deposit			3,463.43	15,574.40
10/27/2023	EFT	Indiana Dept. of Rev...	-split-	0002792400 001	161.81			15,412.59
10/27/2023	EFT	Indiana Dept of Wor...	02100 · PAYROLL LI...	321248	45.64			15,366.95
10/27/2023	E-pay	Internal Revenue Ser...	-split-	35-1663209 Q...	2,201.44			13,165.51
10/31/2023			1499 · Undeposited Fu...	Deposit			133.44	13,298.95
10/31/2023			-split-	Deposit			500.00	13,798.95
10/31/2023	13828	Visa thru First...	2000 · Accounts Payable	Oct Monthly P...	245.65			13,553.30
10/31/2023	13829	ADT	2000 · Accounts Payable	Oct. 2023 Servi...	23.06			13,530.24
10/31/2023	13830	Sherri Wahl	2000 · Accounts Payable	Inspection fee f...	15.00			13,515.24
10/31/2023	13831	Spear Corporation	2000 · Accounts Payable	Sept invoice 32...	1,250.00			12,265.24
10/31/2023	13833	Wright, Shagley & L...	2000 · Accounts Payable	Aug statement ...	998.95			11,266.29
10/31/2023	13838	Honey Bear Landscap...	2000 · Accounts Payable	Oct Statement ...	5,500.00			5,766.29

Stardust Hills Owner's Association, Inc.
Annual Meeting and Election Minutes
for October 15, 2023

Call to order: David Fish
Moment of Silence
Pledge of Allegiance

Time: 2:03pm

- I. Calling of the roll: Danielle Reich
Present: X David Fish, President, X John Bailey, Vice President,
X Kay Soots, Treasurer, X Becky Flinchum, X Scott Wahl, (and certification of proxies at the annual meeting. Roll call will be accomplished by having those in attendance sign in as they arrive at the meeting. At the annual meeting, certification of voting rights will be verified by the Secretary of the Board.)
- II. Presentment of proof of "Notice" to Members and Associate Members: Kris Rogers was asked to present the proof. She directed attention to Danielle Reich who showed the postcard that was mailed on Sept. 26th. The receipt for postage is available in the office.
- III. Declaration of a quorum: David Fish
- IV. Reading of the minutes from Oct. 2, 2023, by Kris Rogers.
- V. Summary of prior year's activities at annual meeting. David Fish provided a summary of the prior year's activities there was the typical Christmas Party for the kids, the Easter Hunt as well. Heavy Trash Weekend held twice as well as the Garage Sale held twice. There was the fourth of July fireworks. We did our best to keep the pool open as much as possible. David thanked the pool staff and repeated that it was not easy keeping the pool open.
- VI. Report by President of the Board summarizing the year and forecasting upcoming events and issues. David Fish reported on the replace and install the pool drain system. Instead of the water draining into a pit, the city allowed SHOA to pump it into their drainage. David thanked John Bailey, Becky Flinch and her husband Kenny for their work on the violations. Things have been running smoothly and in a timely manner. David referred to the minutes from the last meeting regarding the tree issue. He identified that this is not a one person task. The Board is looking for 3-4 people to assist with this. David referred them to contact the office if they are interested. There have been issues in the last 3 weeks. The trees are old and dead trees on personal properties and common ground, the sooner the committee can move to identify and address the better to avoid potential damages. David spoke about the hiring of an attorney to address the delinquent accounts. He summarized the following:
 - 2 cases of court ordered garnishments.
 - 3 cases are making monthly payments .
 - 1 case has a pending full payment of a little of \$1700.to come through this week.
 - 1 case has 2 active warrants.

1 case has an active warrant that is being discussed with the individual and the attorney.

2 cases are continuing in the legal court process.

These 10 cases are the “big hitters” that are collectable and that are being pursued. At least 2/3 of the past due balances to the association are these cases. David encourages that next board to figure out a way to continue to collect this and do it in a way to cover the cost to recover this money better. The current open balance to the association is \$51,286.00. This is all member’s past due members and violations fees as well.

David identified that he missed the Treasurer’s Report.

- VII. Treasurer’s Report: Kay Soots initiated the reading of the Audit Report. David Fish read the Audit Report. See the attached report. Kay stated that the report shows the short fall for the association. Kay stated that there has not been a raise in the dues for the association. A question was raised when the dues were last raised? The response was 2018. A discussion occurred regarding the past-due amount. It was requested that Kris Rogers discuss with the auditor to have the past dues amount included under assets. Kris confirmed that she would follow up with the auditor. A couple questions were brought from the floor for clarification regarding the audit.
- VIII. Open discussion of and action upon, conditions, activities and issues. David identified that there is an issue related to a leak in the pool. He stated that 2 companies have been contacted to look into this crack but have not received any responses.
- IX. Announcement of all elective offices to be filled and presentations of a slate in accordance with “Qualifications of Directors” (VI. C)
David identified there are 4 seats on the Board of Directors up for election. There are 2 1-year seats and 2 3-year seats. The 1-year seats will be elected first per the bylaws. David asked for volunteers from the floor to collect and count ballots. Randy Rimer and Arlene Hearne volunteered. Kris Rogers verified that all members that are present are in good standing and eligible to vote. 23 voters that included 2 proxies were identified for the election. John Bailey read the “Qualifications for member of the Board” per the bylaws.
- X. Nominations from the floor: Nominations from the floor for the 2 1-year seats. Angela Ward was nominated and accepted. She spoke about her experience and what she has done in the community. Sherri Wahl was nominated and had to decline to due her husband being on the board. The nomination was withdrawn. Becky Flinchum was nominated and accepted. Stacey Turner was nominated, but she declined. No other nominations were noted from the floor. Nominations were closed.
- XI. Vote by acclamation: The two candidates for the 2 1-year seats were agreed upon by acclamation of those present.

- XII. Nominations from the floor: Nominations from the floor for the 2 3-year seats. Richard Turner was nominated and accepted. Barb Jay was nominated and accepted. Danielle Reich was nominated and accepted. A discussion was had regarding the terms on the board for clarification. David Fish was nominated and accepted. Stacey Turner was nominated but declined. Another member was nominated but was not present. No other nominations and nominations were closed. Each nominee was given a chance to speak prior to the vote.
- XIII. Vote by paper ballot: Richard Turner received the majority of the votes for one seat. There was a tie for the second and a runoff was completed. Barb Jay received the majority of the votes for the second seat.
- XIV. The Board Members for 2024 are as follows: newly elected Richard Turner, Barb Jay, Angela Ward, Becky Flinchum. Continuing to serve: Kay Soots, Scott Wahl, and John Bailey.

John Bailey thanked David Fish for his service on the Board. David Fish thanked those who supplied the spaghetti dinner and desserts: Sherri Wahl, Angela Ward and Danielle Reich.

- XV. Meeting adjourned at: 2:56pm