

# Stardust Hills Owners' Association, Inc.

## March Monthly Meeting Agenda

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:** 3/4/2024

**Pledge of Allegiance:**

**Meeting Time:** 7:00 p.m.

**Roll Call:** \_\_\_ Barb Jay, President \_\_\_ Kay Soots, Treasurer \_\_\_ Becky Flinchum, Secretary  
\_\_\_ Scott Wahl, Vice President \_\_\_ Angela Ward, Director \_\_\_ Billy Boswell, Director  
\_\_\_ Carl Sprinkle, Director

**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:**

**Old Business:**

- **Financial Report:** 68 Members paid in full 5 Members on Approved Payment Plan
- **Activities:** Easter Egg Hunt March 24, 2024 @ the Clubhouse.
- **Clubhouse Maintenance:** Nothing to report
- **Grounds:** 1). Mowing estimate and 2). Volunteers - Scott Wahl; 3). Playground mulch & potential alternative option - Carl Sprinkle/Angela Ward
- **Lakes:** Lake treatment will be the end of March or the beginning of April – depends on weather
- **Pool:** Nothing new to report. April remains the tentative timeframe for sandblasting
- **Social media:** Nothing to report
- **Structural:** Nothing to report
- **Violations:** Nothing to report
- **Website:** The Events Calendar has been updated on the SHOA Website. New additions coming soon!

**New Business:**

- Pool Party: Save the date, report Angela Ward
- SNEDEGAR Company will be boring/drilling water and sewer lines for the next two weeks
- Legal: Report – Scott Wahl and introduction of SHOA Attorney, D. Edward “Eddie” Felling

**Comments and questions from the Members or Associate Members:**

**Adjourned at:** \_\_\_\_\_

**Next meeting will be on:** April 1, 2024, at 7:00 p.m.

# Stardust Hills Owners' Association, Inc.

## February Monthly Meeting Minutes

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."

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**Call Meeting to order:** 7:02pm

**Meeting Date:** 2/5/2024

**Pledge of Allegiance:** President Barb Jay

**Meeting Time:** 7:00 p.m.

**Roll Call:**  Barb Jay, President  Kay Soots, Treasurer  Becky Flinchum, Secretary  
 Scott Wahl, Director  Angela Ward, Director  Billy Boswell, Director  
Absent: Carl Sprinkle, Director

**Declaration of Quorum:** Confirmed by Beck Flinchum

January Meeting Minutes were reviewed. Motion to accept minutes Scott Wahl, Seconded Kay Soots, unanimously accepted.

January Financial Reports reviewed: Motion to accept the Financial report: Becky Flinchum, Seconded Scott Wahl, unanimously accepted.

**Introduction of new appointed Board Members:** No new members.

### **Committee Reports on the following:**

- **Activities:** Barb Jay reported that the next scheduled member activity will be for the Easter Egg Hunt on Sunday, March 24th, 2024, 2:00 pm at the Clubhouse. It will be held outside as long as it does not rain.

### **Old Business:**

- **Clubhouse Maintenance:** Nothing to report.
- **Grounds:** Nothing to report.
- **Lakes:** Scott Wahl reported that the lakes are scheduled to be treated sometime in April, weather permitting.
- **Legal:** Report from Scott Wahl, in 2023 we went to court approximately 12 times. Cases in 2024 we have already had 6 court cases in January with 4 scheduled this month and 3 scheduled next month. Since we started we've had 4 Writs of Body Attachment, which are warrants, 1 that is still outstanding. We have filed 11 liens and are working on foreclosure. All cases prior to 2022 going back several years has been a lot of no activity due to the Board. It has been extremely hard to chase these cases. Approximately 20 cases that are still open, some on payment plans to the courts. The difficulty is that once you file in the courts it could take 4-6 months for action.
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- **Pool:** Report from Scott Wahl, sandblasting for the pool should take place first of April, weather dependent. It will include sandblasting the men's and women's bathrooms. The crack that runs North and South will then be bevel-cut out and fill with hydraulic cement that will push out as it dries to fill the crack. The plan will then be to paint it with 2 coats of epoxy paint vs. latex paint. The vertical seals will also be sandblasted out, taped off and refilled with certain material. Cash

Concrete is the only place that have come back with a solid plan of attack to seal it up. Scott explain the difference between a latex vs. epoxy paint. Epoxy paint can last up to 10-12 years, and it will also be used in the restrooms.

- **Social Media:** The Board will not respond to any questions posted on social media. If Members have questions, please contact the office, or email the Board members. Board Member emails are available on the website on the "About Us" page. Reminder - Feel free to go to our website at [stardusthills.org](http://stardusthills.org) for calendar updates, and other resources. The Board will post reminders and updates to Facebook or NextDoor as able.
- **Structural:** Nothing to report
- **Violations:** Nothing to report
- **Website:** Barb Jay reported that the 2024 Payment Plan has been uploaded to the website. Click the "Members" tab. Select "Pay Dues" from the drop down. Members can still pay their dues online. There is a link to the 2024 Payment Plan that can be printed off, completed, and returned to the office with the initial payment. Payment Plan forms are also available at the office during office hours.

#### **New Business:**

- **Financial:** Kay Soots reported that the balance on the Savings account as of 2/5/2024 is \$8,217.45. The balance on the Checking account as of 2/5/2024 is \$7582.11. As of end of January we have 17 members that have paid in full. One person is on a payment plan and one member is making prepayments but is not on a payment plan.
- A Member submitted email questions 14 days prior to the monthly meeting. The questions were handed out to those in attendance and read by Barb Jay. The Board answers were handed out to those in attendance and read by Barb Jay. The questions and answers are posted on the website at [stardusthills.org](http://stardusthills.org). See attached.

#### **Comments and questions from the Members or Associate Members:**

**Pool Discussion:** Don Gedert questioned the repairs to the pool and the use of 3M materials. Scott Wahl addressed the products that are available with Cash Concrete are as good or better than 3M. Scott stated he had searched the internet for product options. Products should last 12 years, should be under \$350 for the sealant and are available locally to be picked up.

A Member questioned who was going to be doing the repair work. Scott Wahl reported Midwest Sandblasting with do the work because they are only ones who returned his calls. Scott Wahl stated he and Board member, Billy Boswell, should be able to do the work. A member questioned if the pool was open last year. It was confirmed that 1402 people utilized the pool. Additional discussions ensued around the pool repairs.

**Dues Increase Discussion:** A Member questioned the dues increase. "If the state law says that the dues can be raised to 110% and the Board is increasing the dues 27% then why are they not reducing the dues to the legal amount allowed of 110%?" Barb Jay explained that a 110% increase of \$220 would be \$462. Barb Jay confirmed that per our attorney it is within the legal limit. Another Member questioned when the dues raise will stop when there is enough money to support the Association. Barb Jay expressed the economy continues to have a rise in expenses. Further discussion ensued regarding the dues and expenses in the community.

A Member brought up a concern about the restocking of fish in the lakes.

Don Gedert reported a property that has a significant number of tires on the property. Becky Flinchum, with Violations committee responded that she would investigate the property.

Members were reminded if they wanted a paper copy of any reports that are posted online, they can come to office during office hours.

A Member questioned why the online payment fees increased from \$8 to \$11. Kris Rogers shared that the 4% handling fee is based on the credit card fees. It increased due to the increase in the dues amount of \$280.

A Member questioned the expenses related to mowing the grass. Scott Wahl shared the costs of gas and the time it takes to mow the common ground area.

A Member continued to voice concerns and issues related to the increase in the dues.

**Adjourned at: 8:12 pm**

**Next meeting will be on: April 1, 2024, at 7:00 PM**

Account Balance as of 3/4/2024 \$3,480.70  
 Stardust Hills Owners Association, Inc. KR

3/4/2024 3:10 PM

Register: 010020 · FNB - Checking account new 2012

From 02/01/2024 through 02/29/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
02/02/2024			-split-	Deposit		199.49	1,624.24
02/02/2024	13887	ADT	2000 · Accounts Payable	Jan. 2024 Servi...	23.06		1,601.18
02/02/2024	13888	D. O. M. A. Enterpri...	2000 · Accounts Payable	inv# 1631 Sno...	75.00		1,526.18
02/02/2024	13889	Duke Energy	2000 · Accounts Payable	0570-2772-01-1	501.15		1,025.03
02/02/2024	13890	Republic Services	2000 · Accounts Payable	Jan. 2024 #3-0...	62.00		963.03
02/02/2024	13891	Visa thru First...	2000 · Accounts Payable	Dec. Monthly ...	598.46		364.57
02/02/2024			010027 · Everwise Acc...	Funds Transfer		X 7,500.00	7,864.57
02/05/2024			1499 · Undeposited Fu...	Deposit		234.00	8,098.57
02/06/2024			1499 · Undeposited Fu...	Deposit		325.00	8,423.57
02/06/2024	13893	Kristen Rogers	2000 · Accounts Payable	Reimbursement...	48.12		8,375.45
02/06/2024	13894	Putnam County Clerk	2000 · Accounts Payable	File Small clai...	97.00		8,278.45
02/09/2024			1499 · Undeposited Fu...	Deposit		157.90	8,436.35
02/09/2024	13892	Rogers, Kristen B	-split-		586.86		7,849.49
02/16/2024			1499 · Undeposited Fu...	Deposit		187.33	8,036.82
02/16/2024	EFT	Deluxe for business	2000 · Accounts Payable	2024 check reo...	447.38		7,589.44
02/16/2024	13896	Taylor's Hometown ...	2000 · Accounts Payable	Nov. 2023 Stat...	21.50		7,567.94
02/16/2024	13897	Duke Energy	2000 · Accounts Payable	0570-2772-01-1	1,002.06		6,565.88
02/16/2024	13898	Endeavor Communic...	2000 · Accounts Payable	1062400	129.02		6,436.86
02/16/2024	13899	Sherri Wahl	2000 · Accounts Payable	Reimbursement...	83.04		6,353.82
02/16/2024	13900	Town of Cloverdale	2000 · Accounts Payable	3-06060.00	58.86		6,294.96
02/20/2024	2020-44		10019 · SQuare fees	Jan 2024 Squar...	7.43	X	6,287.53
02/21/2024			1499 · Undeposited Fu...	Deposit		282.46	6,569.99
02/23/2024	13903	Stardust Hills Owner...	2000 · Accounts Payable	Feburary Depo...	282.46		6,287.53
02/23/2024		Rogers, Kristen B	-split-	VOID:		X	6,287.53
02/23/2024	13901	Rogers, Kristen B	-split-		553.13		5,734.40
02/26/2024			1499 · Undeposited Fu...	Deposit		282.46	6,016.86
02/27/2024			-split-	Deposit		781.66	6,798.52
02/27/2024	EFT	Indiana Dept. of Rev...	-split-	0002792400 001	56.44		6,742.08
02/27/2024	13902	Stardust Hills Owner...	2000 · Accounts Payable	Feburary Depo...	563.32		6,178.76
02/27/2024	13904	Republic Services	2000 · Accounts Payable	Feb 2024 #3-0...	62.00		6,116.76
02/27/2024	13905	ADT	2000 · Accounts Payable	Feb 2024 Servi...	23.06		6,093.70
02/27/2024	13906	Visa thru First...	2000 · Accounts Payable	Jan Monthly P...	898.55		5,195.15
02/28/2024			1499 · Undeposited Fu...	Deposit		282.46	5,477.61

Savings Account Balance as of 3/4/2024 \$17,262.99  
Stardust Hills Owners Association, Inc.

3/4/2024 3:13 PM

Register: 010026 · Savings Account- FNB 2023

From 02/01/2024 through 02/29/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
02/02/2024			-split-	Deposit		1,061.88	6,126.99
02/05/2024			-split-	Deposit		1,808.00	7,934.99
02/06/2024			-split-	Deposit		2,116.00	10,050.99
02/09/2024			-split-	Deposit		1,330.00	11,380.99
02/13/2024			-split-	Deposit		1,260.00	12,640.99
02/16/2024			-split-	Deposit		980.00	13,620.99
02/21/2024			-split-	Deposit		334.00	13,954.99
02/23/2024			-split-	Deposit		560.00	14,514.99
02/27/2024			-split-	Deposit		1,456.00	15,970.99