

# Stardust Hills Owners' Association, Inc.

## April 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: 4/1/2024

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:**

- **Activities:** The Easter Egg Hunt was a success. Easter Egg Event was all provided by donations.

**Old Business:**

- **Clubhouse Maintenance:** Nothing to report
- **Grounds:** Scott Wahl report on mowing and equipment
- **Lakes:** Scott Wahl report on Lake treatments
- **Pool:** April remains the tentative timeframe for sandblasting. Pool Party: Save the date, report Angela Ward
- **Structural:** Nothing to report
- **Violations:** Becky Flinchum reports that violations will be going out this week. At this time, there's a minimum of 25 to be mailed.
- **Website:** Calendar has been updated for the month of April.
- **Legal:** Scott Wahl update with legal cases

**New Business:**

- **April 8<sup>th</sup> Solar Eclipse:** Be prepared for extra traffic in and around Cloverdale.
- **Clubhouse Rental:** American Mantrailing Police and Working Dog Association has rented the clubhouse from 12:00 pm April 14<sup>th</sup> to 12:00pm April 19<sup>th</sup>. **No Social Club on the 16<sup>th</sup>.**

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

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

**Next meeting will be on:** May 6, 2024, at 7:00 p.m.

## March 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."

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: 7:06 pm

Meeting Date: 3/4/2024

Pledge of Allegiance: President Barb Jay

Meeting Time: 7:00 p.m.

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

**Declaration of Quorum:** Confirmed by Barb Jay  
February Meeting Minutes were reviewed. Motion to accept minutes Scott Wahl, Seconded Angela Ward, unanimously accepted.  
February Financial Reports reviewed: Motion to accept the Financial report: Carl Sprinkle, Seconded Scott Wahl, unanimously accepted.

### Committee Reports on the following:

#### Old Business:

- **Financial:** Kay Soots reported that the balance on the checking account \$3480.70 as of today. The balanced on the Savings account as of today is \$17,262.99. total of 68 members have paid in full. 5 members are on a payment plan.
- **Activities:** Sherri Wahl, Activities Committee, confirmed the Easter Egg Hunt is on Sunday, March 24th, 2024, 2:00 pm at the Clubhouse.
- **Clubhouse Maintenance:** Nothing to report.
- **Grounds:** Scott Wahl provided mowing estimates for the members that think the Board is blatantly throwing money away. Scott reached out to 5 mowing companies; he received 3 responses. One estimate, for a local guy, was \$1000 per mowing and weed eating. Baker's Septic, who also does our snow removal, provided a bid of \$1117.50 per mowing and weed eating. Chew's Lawn Restoration, who has done some landscaping for the community, his bid came in at \$1080 per mowing and weed eating. None would mow if it is too dry. Barb Jay questioned the approximate number of acreages that is mowed? Scott Wahl stated it is about 35 acres. Barb Jay asked what if we had volunteers to do the mowing and weed eating? Scott Wahl responded that if we had volunteers mow, our insurance will not cover them. Our liability would be nothing. If you want to volunteer to mow or weed eat, members will have to use their own mower, gas, weed eaters. Any injuries would be the responsibility of the individual. Workers Compensation does not cover anyone not employed.

Playground mulch and alternative: Angela Ward reported with the donations from the Fraternity, we are exploring other options putting clay down to fill the holes and then covering them with mulch. Frank, Angela's husband, is present to how about addressing this. There is a bid \$300 Tri-axle load, but a full load is not necessary. Carl Sprinkle provided additional information about the bad condition of the ground (under the swings), the mulch will need to be pulled out. The holes will

need to have clay put in to bring it up to ground level to prevent it from holding water. If it is just filled with mulch, it will be a swamp.

- **Lakes:** Scott Wahl reported that the lakes are scheduled to be treated the end of this month, first of April. Due to the weather, they will be here to treat all 4.
- **Pool:** Barb Jay reports that there is nothing new currently to report. She confirmed that April remains the tentative time frame for sandblasting. Scott Wahl confirmed.
- **Social Media:** Nothing to report
- **Structural:** Nothing to report
- **Violations:** Nothing to report
- **Website:** Barb Jay reported thanks to Kris, Office Administrator, that the Events calendar on the website has been updated.

#### **New Business:**

- **Pool Party:** Angela Ward announced that a Pool Opening Party is in the planning stages and she is looking for individuals that are interested in helping. Money has already been donated. She would like have a couple people to get together to come up with some games and prizes. It will not be on the actual opening day which is Memorial Day. Tentatively she is proposing the following weekend. This will include a cook out which will all be donated, not to come out the Association Funds.
- **Town Project:** Barb Jay reported on a call received from HWS Engineering. They are working with the Town of Cloverdale on a huge project focused on the water and sewer lines until the month of October. A team of 6-8 men will be working on the project. No road closures are anticipated. Please contact the office if you note a road closure to update the engineering company. She stated that there are blue and orange flags that mark where this team will be working.
- **Legal:** Barb Jay introduce the new Association Attorney, Daryl "Eddie" Felling, Esq. His main office is in Terre Haute, but he has an office here in Greencastle. Eddie Felling introduced himself and expressed his pleasure in being able to help the Association. He is pleased to see the number of people in attendance and stated that the more people that are involved the better it is going to be for the HOA. He encouraged everyone to encourage their neighbors to start attending the meetings. The key to all of this is transparency. Questions and concerns directed to the Board, we'll find a good way to get those answered in the most stream line way possible.

Scott Wahl provided a follow-up of current ongoing legal cases: This is recap of what took place in February. A 5-year-old case was released. For the members that think we cannot go after people after 6 years, they are mistaken. We had a 7-year-old judgement that was paid this month. We had an 8-year-old judgement that was paid in full this month. We had 16-year-old case paid in full this month. There were 3 cases that were postponed in February. We had 2 arrests this month and 2 court cases. We have 5 people on payment plans and approximately 10 liens on properties. In March we have 6 civil cases and 1 small claims case. Barb Jay asked who does the postponements, the Association, the attorneys, the judge? Scott replied that sometimes it is the attorney or the judge. The Association does not have control over the postponements.

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

**Financial Question from a member:** On the VISA listed on the Bank statement, how can members be able to see what is being sent on the VISA? The discussion followed with suggestions to address this either by Members coming to the office or presenting the itemized information at the monthly meetings. Another member suggested scanning the VISA bill and posting it to the website.

**Violations:** A Member discussed the issues of violation with respect to Lot 71. A Member responded to the first statement.

**Deposits on the Savings statement:** A Member asked for clarification regarding the deposits being made into the new Savings Account. Kris Rogers, Office Administrator clarified that the deposits are from individuals that are paying the 2024 Dues in advanced of the April 1<sup>st</sup> due date. This is to make certain that those dues payments are not being used toward expenses ending the 2023 budget period. The Savings Account monies will be transferred back to the Association checking account on or, as the banking time allows, near the April 1<sup>st</sup> date to start going toward 2024 Budget Expenses.

**Mowing discussion:** A Member suggested that the Association cut down on the amount of mowing that is done by the Association. The Member also reminded the Board that a farmer used to come in twice a year mow the open field for hay and this may be a way to bring some money into the Association.

**Vacant Lot discussion related to dues:** A Member asked about empty lots adjacent to a current owner's lot if they are exempt from dues. This was confirmed by another Member.

**Playground assistance:** A Member identified that he had a backhoe that he would be happy to assist with the playground project. Carl Sprinkle requested this Member see him after the meeting.

**Insurance coverage for volunteers:** A Member asked if she was able to find an Insurance Policy that covered volunteers, could this be an option for use of more volunteers? The Member was encouraged to do her research and bring to the office for the Board to review.

**Question regarding Bank statement about "undeposited funds."** Kris was able to explain the funds and the process of the deposits.

**Question regarding Everwise CD account.** Kris explained the account transfers to address the current financial situation that the Association is operating in a deficit. The Savings account is a holding account for the 2024 Dues until the 1<sup>st</sup> of April 2024.

Further discussion around the Savings Account and the Checking accounts as a new system that have been started by the Board. A Member pointed out the amount of in the Savings Account was not matching the total posted to the meeting. Kris explained there were still pending deposits to be made as she is not able to go to the bank on the Monday evening office hours.

Motion to adjourn the meeting Scott Wahl, Seconded by Angela Ward.

**Meeting Adjourned at: 7:40 pm**

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

|            |       |                         |                          |                  |          |          |
|------------|-------|-------------------------|--------------------------|------------------|----------|----------|
| 03/24/2024 |       |                         | 1499 · Undeposited Fu... | Deposit          | 282.46   | 5,191.45 |
| 03/24/2024 |       |                         | -split-                  | Deposit          | 842.72   | 6,034.17 |
| 03/25/2024 |       |                         | 1499 · Undeposited Fu... | Deposit          | 603.01   | 6,637.18 |
| 03/25/2024 | 13915 | Stardust Hills Owner... | 010026 · Savings Acco... |                  | 282.46   | 6,354.72 |
| 03/26/2024 |       |                         | -split-                  | Deposit          | 1,438.52 | 7,793.24 |
| 03/26/2024 |       |                         | -split-                  | Deposit          | 582.40   | 8,375.64 |
| 03/26/2024 | 13923 | Stardust Hills Owner... | 010026 · Savings Acco... |                  | 3,945.37 | 4,430.27 |
| 03/26/2024 | 13919 | Lind & Felling          | 2000 · Accounts Payable  | March Stateme... | 1,622.50 | 2,807.77 |
| 03/26/2024 | 13920 | Republic Services       | 2000 · Accounts Payable  | March 2024 #3... | 62.00    | 2,745.77 |
| 03/26/2024 | 13921 | Visa thru First...      | 2000 · Accounts Payable  | Feb 2024 Mont... | 321.46   | 2,424.31 |
| 03/26/2024 | 13922 | Wright, Shagley & L...  | 2000 · Accounts Payable  | Feb 2024 invo... | 720.30   | 1,704.01 |

Stardust Hills Owners Association, Inc.

4/1/2024 6:40 PM

Register: 010020 · FNB - Checking account new 2012

From 03/01/2024 through 03/31/2024

Sorted by: Date, Type, Number/Ref

| <b>Date</b> | <b>Number</b> | <b>Payee</b>             | <b>Account</b>           | <b>Memo</b>       | <b>Payment</b> | <b>C</b> | <b>Deposit</b> | <b>Balance</b> |
|-------------|---------------|--------------------------|--------------------------|-------------------|----------------|----------|----------------|----------------|
| 03/26/2024  | 13923         | Stardust Hills Owner...  | 2000 · Accounts Payable  | March Deposit ... | 3,945.37       |          |                | -2,241.36      |
| 03/28/2024  |               |                          | -split-                  | Deposit           |                |          | 847.38         | -1,393.98      |
| 03/29/2024  | 13924         | Clubhouse rental non...  | 01200 · Accounts Rece... | Clubhouse Ren...  | 100.00         |          |                | -1,493.98      |
| 03/29/2024  | 13925         | 520 Hunter / Stevens ... | 01200 · Accounts Rece... | 520 Clubhouse ... | 100.00         |          |                | -1,593.98      |
| 03/29/2024  | To Print      | 213 Bergstrom            | 01200 · Accounts Rece... | 213 overpayme...  | 30.00          |          |                | -1,623.98      |
| 03/31/2024  |               |                          | -split-                  | Deposit           |                |          | 847.38         | -776.60        |

Current Savings Account Balance \$50,680.80  
 Stardust Hills Owners Association, Inc.

4/1/2024 6:28 PM

Register: 010026 · Savings Account- FNB 2023

From 03/01/2024 through 03/31/2024

Sorted by: Date, Type, Number/Ref

| Date       | Number  | Payee    | Account                   | Memo               | Payment C | Deposit  | Balance   |
|------------|---------|----------|---------------------------|--------------------|-----------|----------|-----------|
| 03/01/2024 |         |          | -split-                   | Deposit            |           | 1,574.46 | 19,559.73 |
| 03/05/2024 |         |          | -split-                   | Deposit            |           | 772.00   | 20,331.73 |
| 03/08/2024 |         |          | -split-                   | Deposit            |           | 3,034.84 | 23,366.57 |
| 03/12/2024 |         |          | -split-                   | Deposit            |           | 1,930.00 | 25,296.57 |
| 03/15/2024 |         |          | -split-                   | Deposit            |           | 3,612.00 | 28,908.57 |
| 03/15/2024 |         |          | 228648 · Bank             | Returned check...  | 220.00    |          | 28,688.57 |
| 03/15/2024 |         |          | 228648 · Bank:228649...   | Charge for retu... | 6.00      |          | 28,682.57 |
| 03/25/2024 |         |          | -split-                   | Deposit            |           | 898.46   | 29,581.03 |
| 03/25/2024 |         |          | -split-                   | Deposit            |           | 7,055.40 | 36,636.43 |
| 03/26/2024 |         |          | -split-                   | Deposit            |           | 8,316.37 | 44,952.80 |
| 03/26/2024 | 2020-46 | 244 Lyon | 01200 · Accounts Rece...  | Bounced Chec...    | 220.00    |          | 44,732.80 |
| 03/26/2024 | 2020-47 | 244 Lyon | 228659 · Bank Service ... | Bank service c...  | 6.00      |          | 44,726.80 |
| 03/29/2024 |         |          | -split-                   | Deposit            |           | 5,954.00 | 50,680.80 |