

Stardust Hills Owner's Association, Inc.
Annual Meeting – Agenda for October 20, 2024

- I. Calling of the roll (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
- III. Declaration of a quorum: Barbara Jay
- IV. Reading of the minutes of last regular monthly meeting, October 7, 2024: Barbara Jay
- V. Reading of Treasurer’s report.
- VI. Summary of prior year’s activities at annual meeting: Photos with Santa and Mrs. Claus, Easter Bunny Visit, July 4th Fireworks and cookout, Heavy Trash weekend, Garage Sale weekends, ongoing pool repair, Social Club occurred every Tuesday, and Euchre occurred every Friday evening.
- VII. Report by President of the Board summarizing the year and forecasting upcoming events and issues. The Office Administrator resigned for personal reasons effective November 8, 2024. The Board of Directors has a vacancy that will be resolved during this month’s election process. Activities/events as per VI above. Between January 1, 2024 and September 30, 2024, 63 legal cases were taken to court. During the same timeframe, 44 violations were mailed. The front office door was reconfigured. The clubhouse window frames and door were painted. A new pool pump room door was installed on 10-18-2024. The chemical room door was painted. The Putnam County Health Department conducted official on-site inspections of the pool, and determined it measured 1,676 square feet; therefore, lifeguards are not required. As required by Indiana State Administrative Code, lifesaving and safety equipment have been ordered. New pool signs were painted. Clubhouse bathrooms were sandblasted and painted. Lakes were treated during the summer. The Bylaws, Rules & Regulations Committee was created to review and recommend revisions. A revised version was submitted to the Association’s legal counsel for his review and recommendations. The Volunteer Form and Resident Form were updated for efficiency purposes (and uploaded to the HOA’s website).
- VIII. Open discussion of and action upon, conditions, activities and issues. Pool repairs continue and are on track to be completed by no later than the Spring of 2025. Ongoing court dates and legal actions for the remainder of 2024.
- IX. Announcement of all elective offices to be filled and presentations of a slate in accordance with “Qualifications of Directors” (VI. C) The Board of Directors has 5 3-year term positions available and 1 2-year term position available.
- X. Nominations from the floor, in accordance with “Qualifications of Directors” (VI.C).
- XI. Vote by acclamation or by paper ballot.
- XII. Tally of all votes cast by absentee ballot, acclamation, paper ballot or proxy.
- XIII. Adjournment

Stardust Hills Owners' Association, Inc.

October 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: 7:00 pm

Meeting Date: 10/7/2024

Pledge of Allegiance: President Barb Jay

Meeting Time: 7:00 p.m.

Roll Call: Scott Wahl, Vice President Kay Soots, Treasurer
 Becky Flinchum, Secretary Jenny Green, Director Billy Boswell, Director
 Barb Jay, President

Declaration of Quorum: Confirmed by Barb Jay

September Meeting Minutes were reviewed. Motion to accept minutes Scott Wahl, Seconded Billy Boswell, unanimously accepted.

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

Committee Reports on the following:

- **Activities:** "Photos with Santa" -Sunday, December 8, 2024, 1:30 p.m. to 3:00 p.m.

Old Business:

- **Pool:** Barb Jay and Scott Wahl reported on this item. The following process continues:
 1. Sandblast - Completed 8/4/24
 2. Pressure Wash - Completed September 2024
 3. Hand Wash - Completed October 2024
 4. Caulking - Completed 10/6/24
 5. Crack Repair - to be completed week of 10/7/24
 6. Paint- 2 coats - 21 days to 24 days to cure after 2nd coat is applied
- **Clubhouse Maintenance:** Painting completed 10/6/24. Door replacement pending arrival of door for the Chemical room.
- **Grounds:** Nothing to report.
- **Lakes:** Done for 2024.
- **Structural:** Nothing to report.
- **Violations:** Ten (10) were mailed in September 2024. 1 mailed in October 2024 and already addressed by the homeowner.
- **Legal:** Scott Wahl reported 27 cases in September 2024. Scott Wahl reported that there were 63 cases with 5 more to go in October. Legal continues to move at a steady pace.

- Barb Jay reported that Due to a resignation, there is a vacancy on the Board of Directors. The position will remain vacant until the Annual Meeting and Elections on October 20,2024.
- Annual Meeting and Elections: Barb Jay reported that If Members are interested in joining the Board, please submit a resume that includes skills and experience that would benefit the Board and community.
- Heavy Trash: Billy Boswell reported that there was enough help during the event and extended Thanks to all those who helped. The event went well, and we had enough room in the dumpsters provided to meet the community's needs.
- Barb Jay reminded the community of the change in office hours. Winter Office Hours: For safety reasons and effective October 1, 2024, the Monday office hours are 1:00 pm to 6:00 pm.

New Business: There is a new monies collection policy. This document is in the printers and will be mailed out in the near future. This policy was revised to make it clearer and explain the payment plan.

Comments and questions from the Members or Associate Members:

- Barb Jay reported that we will have an open position for Office administrator. Our current office administrator has turned in her resignation. Her last day is November 8th, 2024.
 - Kay Gedert asked if we have put an ad in the paper for the current open position. It was reported we just found out but that is something the board will look into doing.
 - The position will be approx: 15-20 hours a week and will have accounting and computer knowledge requirements.
- Randy Whittington had a question about Deposits on the financial statement and the difference between a split and a numbered account.
 - It was explained that numbered accounts are a single item deposit. whereas a split deposit is made up of many small deposits.
- Randy Whittington had a question about amendments in our rulebook.
 - Barb Jay requested that he put that question in writing so the board could investigate the differences.
- Elizabeth Shawl had heard rumors if dues were going up again and wanted to check on its validity. She also has concerns about some property behind her house and its upkeep.
 - Barb Jay reported that there is no plan for the Dues to be raised again this year.
 - Scott Wahl reported that he will check into the issue.

Meeting Adjourned at: 7:20 pm

Next meeting will be on: 7:00 p.m. on November 4, 2024

Stardust Hills Owners Association, Inc.

10/20/2024 1:14 PM

Register: 010020 · FNB - Checking account new 2012

From 10/01/2024 through 10/20/2024

Sorted by: Date, Type, Number/Ref

Balance as of 10/20/2024 \$58,409.54

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
10/01/2024			1499 · Undeposited Fu...	Deposit		104.00	70,569.70
10/01/2024			-split-	Deposit		493.74	71,063.44
10/01/2024	14086	Everon	2000 · Accounts Payable	September 202...	24.91		71,038.53
10/01/2024	14087	Republic Services	2000 · Accounts Payable	September 202...	62.00		70,976.53
10/01/2024	14088	Ruble Aquatic Mana...	2000 · Accounts Payable	August 2024 L...	380.00		70,596.53
10/01/2024	14089	Sherri Wahl	2000 · Accounts Payable	September mil...	40.20		70,556.33
10/01/2024	14090	Tom Cummings	2000 · Accounts Payable	Septemeber po...	600.00		69,956.33
10/01/2024	14091	Visa thru First...	2000 · Accounts Payable	August 2024 M...	858.62		69,097.71
10/01/2024	14092	Billy Boswell	2000 · Accounts Payable	Heavy Trash M...	540.00		68,557.71
10/01/2024	14093	Cheryl Brown	2000 · Accounts Payable	Heavy Trash M...	120.00		68,437.71
10/01/2024	14094	Danielle Reich Secre...	2000 · Accounts Payable	Heavy Trash M...	150.00		68,287.71
10/01/2024	14095	Ernie Nicholson	2000 · Accounts Payable	Heavy Trash M...	90.00		68,197.71
10/01/2024	14096	Kenny Flinchum	2000 · Accounts Payable	Heavy Trash M...	270.00		67,927.71
10/01/2024	14097	Steven Lauer	2000 · Accounts Payable	Heavy Trash M...	240.00		67,687.71
10/01/2024	2020-57		10019 · SQuare fees	August Square ...	15.22 X		67,672.49
10/01/2024	2020-58		228648 · Bank:228649...	Bank fee for ret...	6.00 X		67,666.49
10/04/2024			-split-	Deposit		460.00	68,126.49
10/04/2024	14082	Rogers, Kristen B	-split-		690.32		67,436.17
10/04/2024	14083	Voelker, Mark T	-split-		64.54		67,371.63
10/04/2024	14084	Wahl (maintenance); ...	-split-		294.12		67,077.51
10/04/2024	14085	Wahl, Sherri L	-split-		160.04		66,917.47
10/08/2024			1499 · Undeposited Fu...	Deposit		100.00	67,017.47
10/08/2024	14098	Putnam County Reco...	2000 · Accounts Payable	2024 October ...	50.00		66,967.47
10/09/2024			1499 · Undeposited Fu...	Deposit		208.00	67,175.47
10/11/2024			-split-	Deposit		327.00	67,502.47
10/14/2024	2020-59		10019 · SQuare fees	September Squ...	36.02 X		67,466.45
10/15/2024			1499 · Undeposited Fu...	Deposit		100.00	67,566.45
10/15/2024	14104	Clubhouse rental non...	01200 · Accounts Rece...	Clubhouse secu...	100.00		67,466.45
10/15/2024	14105	Town of Cloverdale	2000 · Accounts Payable	3-06060.00	110.07		67,356.38
10/15/2024	14106	Duke Energy	2000 · Accounts Payable	0570-2772-01-1	319.83		67,036.55
10/15/2024	14107	Lind & Felling	2000 · Accounts Payable	Sept. Statement...	2,171.33		64,865.22
10/15/2024	14108	Kristen Rogers	2000 · Accounts Payable	Reimbursement...	99.16		64,766.06
10/15/2024	14109	Jack's Trash Service	2000 · Accounts Payable	September 202...	1,500.00		63,266.06
10/15/2024	14110	Taylor's Hometown ...	2000 · Accounts Payable	August 2024 St...	227.84		63,038.22
10/15/2024	14111	Becky Flinchum	2000 · Accounts Payable	Reimbursement...	10.57		63,027.65
10/15/2024	14113	Endeavor Communic...	2000 · Accounts Payable	1062400	129.08		62,898.57
10/15/2024	14114	Sherri Wahl	2000 · Accounts Payable	September mil...	48.50		62,850.07
10/18/2024	14115	Travis Grimes Constr...	2000 · Accounts Payable	Pool chemical r...	2,830.55		60,019.52
10/18/2024	14099	Rogers, Kristen B	-split-		936.53		59,082.99
10/18/2024	14100	Voelker, Mark T	-split-		95.06		58,987.93

Stardust Hills Owners Association, Inc.

10/20/2024 1:14 PM

Register: 010020 · FNB - Checking account new 2012

From 10/01/2024 through 10/20/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
10/18/2024	14101	Wahl (maintenance), ...	-split-		477.23		58,510.70
10/18/2024	14102	Wahl, Sherri L	-split-		101.16		58,409.54

Register: 010026 · Savings Account- FNB 2023

From 10/01/2024 through 10/20/2024

Sorted by: Date, Type, Number/Ref

Savings account Balance as of 10/20/24 KR

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
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10/04/2024			1499 · Undeposited Fu...	Deposit		20.00	1,291.51
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CD Account Balance as of 10/20/2024 \$16,878.98
KR