

Stardust Hills Owners' Association, Inc.
Stardusthills.org
November 2024 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: 11/4/2024

Pledge of Allegiance:

Meeting Time: 7:00 p.m.

Roll Call: __ Barb Jay, President __ Nate Beck, Vice President __ Becky Flinchum, Treasurer
__ Jenny Green, Secretary __ Billy Boswell, Director ____ Danielle Reich, Director

Declaration of Quorum:

Review and vote on minutes: October Annual Meeting and Election

Review and vote on acceptance of financial report: October

Committee Reports on the following:

- **Activities:** "Photos with Santa" - Sunday, December 8, 2024, 1:30 p.m. to 3:00 p.m. The Board is looking for volunteers to help with the event.

Old Business:

- **Pool:** Nothing to report.
- **Clubhouse Maintenance:** Nothing to report.
- **Grounds:** Nothing to report.
- **Lakes:** Nothing to report.
- **Structural:** One home improvement request was approved.
- **Violations:** Nothing to report.
- **Legal:** Payments are being received from some Small Claims judgments.

- **Office Administrator vacancy:** The Board has received and is reviewing 2 resumes. A 3rd resume is anticipated.
- **Office Hours Reminder:** Monday office hours are 1:00 pm to 6:00 pm.

New Business:

- **Board Resignation:** Due to a resignation, there is a vacancy.
- **2025 Annual Budget:** The Board is currently working on the Budget for 2025.
- **SHOA Office will be CLOSED** on Tuesday, November 5, 2024.

Comments and questions from the Members or Associate Members:

Adjourned at: 8:05 pm

Next meeting will be on: 7:00 p.m. on December 2, 2024

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

Call to Order: Barb Jay, President
Pledge of Allegiance

2:00pm

- I. Becky Flinchum, Secretary: 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.) Board Members: X Scott Wahl, Vice President, X Kay Soots, Treasurer, X Jenny Green Director, X Billy Boswell, Director, X Barb Jay, President, X Becky Flinchum, Secretary.
- II. Presentment of proof of “Notice” to Members and Associate Members, Becky Flinchum presented postmarked postcard delivered via USPS to Stardust Hills Owners Association office and receipts of mailing.
- III. Declaration of a quorum: Barbara Jay
- IV. Reading of the minutes of last regular monthly meeting, October 7, 2024: Barbara Jay, presented minutes from October Monthly Meeting. Becky Flinchum motioned for approval, Scott Wahl seconded, unanimously approved.
- V. Reading of Treasurer’s report. Barb Jay presented financials current balance on \$58,409.54 in the checking account. The savings account balance is \$1291.51. The CD balance is \$16,878.98.
- VI. Summary of prior year’s activities at annual meeting: Barb Jay reported on the summary of year’s activities. 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, presented by Barb Jay, President is as follows: 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 the Indiana State Administrative Code, lifesaving and safety equipment has 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 Board is awaiting the response from the attorney. 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. Barb Jay, President reported the following: 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.

Barb Jay, President turned the meeting over to Kris Rogers, Office Administrator for the official Election.

- X. Nominations from the floor, in accordance with “Qualifications of Directors” (VI.C).
Kris Rogers presented and identified the two individuals that submitted resumes for the open board positions, Danielle Reich. Danielle stood and shared information about herself and her previous experience on the board. Nate Beck was introduced and he stood to share information about himself and his interest in joining the board.

- XI. Vote by acclamation or by paper ballot.

Kris Rogers began with the 2-year term nominations. She offered the 2-year term position first to the Danielle and Nate. Both candidates preferred to wait for the three-year term positions. Kris Rogers then explained the error that she made in preparation for the election. The 2-year term was due to the resignation of a Board Member elected to a 3-year term. That position was filled according to the Rules by an appointed member. Therefore, the remaining 2 years of that term were to be open for election at this meeting. Kris then called for nominations from the floor for the 2-year term. Scott Wahl nominated Kay Soots, she accepted and shared information about her self. A member nominated Jenny Green, she accepted and shared information about herself. No other nominations from the floor. Kris proceeded with the vote and tally with Randy Rimer as past President and Larry Deckard to assist. Ballots were collected and tallied. Kay Soots was elected for a 2-year term.

Vote by acclamation or by paper ballot.

Kris Rogers began the 3-year term nominations. Kris explained the ballot that has 5 spaces to be voted on to fill the Board positions. Danielle Reich and Nate Beck were the initial nominees. A member nominated Jenny Green; she accepted. Kay Soots nominated Scott Wahl for the position. He accepted the nomination and provided information about himself. Barb Jay nominated Becky Flinchum. She accepted the nomination and shared information about herself. Stacey Turner nominated Billy Boswell. He accepted and shared information about himself. A member nominated Jeff Pfaff. He accepted and shared information about himself. No other nominations were made from the floor. Kris read the names for 3-year term and carried the white board around the room for members to read and cast their votes. The ballots were collected and tallied by Kris, Randy and Larry. The five members that were elected to a 3-year term are: Danielle Reich, Nate Beck, Jenny Green, Becky Flinchum, and Billy Boswell.

- XII. Tally of all votes cast by absentee ballot, acclamation, paper ballot or proxy. Kris Rogers presented the outcome of the election:

The 1, 2-year term elected was Kay Soots

The 5, 3-year terms elected were Danielle Reich, Nate Beck, Jenny Green, Becky Flinchum, and Billy Boswell.

Kris Rogers spoke to say thank you to the community and to the Board for being able to work with them. She expressed to those present to get involved and the new Board members to be as diligent as those before them.

- XIII. Adjournment: 2:40 pm

Next Meeting: November 4, 2024

Stardust Hills Owners Association, Inc.

11/4/2024 4:51 PM

Register: 010020 · FNB - Checking account new 2012

From 10/01/2024 through 10/31/2024

Sorted by: Date, Type, Number/Ref

Checking Account Balance as of Nov 4, 2024 **\$54,165.95**

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/01/2024			1499 · Undeposited Fu...	Deposit			104.00	70,555.70
10/01/2024			-split-	Deposit			493.74	71,049.44
10/01/2024	14086	Everon	2000 · Accounts Payable	September 202...	24.91			71,024.53
10/01/2024	14087	Republic Services	2000 · Accounts Payable	September 202...	62.00			70,962.53
10/01/2024	14088	Ruble Aquatic Mana...	2000 · Accounts Payable	August 2024 L...	380.00			70,582.53
10/01/2024	14089	Sherri Wahl	2000 · Accounts Payable	September mil...	40.20			70,542.33
10/01/2024	14090	Tom Cummings	2000 · Accounts Payable	Septemeber po...	600.00			69,942.33
10/01/2024	14091	Visa thru First...	2000 · Accounts Payable	August 2024 M...	858.62			69,083.71
10/01/2024	14092	Billy Boswell	2000 · Accounts Payable	Heavy Trash M...	540.00			68,543.71
10/01/2024	14093	Cheryl Brown	2000 · Accounts Payable	Heavy Trash M...	120.00			68,423.71
10/01/2024	14094	Danielle Reich Secre...	2000 · Accounts Payable	Heavy Trash M...	150.00			68,273.71
10/01/2024	14095	Ernie Nicholson	2000 · Accounts Payable	Heavy Trash M...	90.00			68,183.71
10/01/2024	14096	Kenny Flinchum	2000 · Accounts Payable	Heavy Trash M...	270.00			67,913.71
10/01/2024	14097	Steven Lauer	2000 · Accounts Payable	Heavy Trash M...	240.00			67,673.71
10/01/2024	2020-57		10019 · SQuare fees	August Square ...	15.22	X		67,658.49
10/01/2024	2020-58		228648 · Bank:228649...	Bank fee for ret...	6.00	X		67,652.49
10/04/2024			-split-	Deposit			460.00	68,112.49
10/04/2024	14082	Rogers, Kristen B	-split-		690.32			67,422.17
10/04/2024	14083	Voelker, Mark T	-split-		64.54			67,357.63
10/04/2024	14084	Wahl (maintnance), ...	-split-		294.12			67,063.51
10/04/2024	14085	Wahl, Sherri L	-split-		160.04			66,903.47
10/08/2024			1499 · Undeposited Fu...	Deposit			100.00	67,003.47
10/08/2024	14098	Putnam County Reco...	2000 · Accounts Payable	2024 October ...	50.00			66,953.47
10/09/2024			1499 · Undeposited Fu...	Deposit			208.00	67,161.47
10/11/2024			-split-	Deposit			327.00	67,488.47
10/14/2024	2020-59		10019 · SQuare fees	September Squ...	36.02	X		67,452.45
10/15/2024			1499 · Undeposited Fu...	Deposit			100.00	67,552.45
10/15/2024	14104	Clubhouse rental non...	01200 · Accounts Rece...	Clubhouse secu...	100.00			67,452.45
10/15/2024	14105	Town of Cloverdale	2000 · Accounts Payable	3-06060.00	110.07			67,342.38
10/15/2024	14106	Duke Energy	2000 · Accounts Payable	0570-2772-01-1	319.83			67,022.55
10/15/2024	14107	Lind & Felling	2000 · Accounts Payable	Sept. Statement...	2,171.33			64,851.22
10/15/2024	14108	Kristen Rogers	2000 · Accounts Payable	Reimbursement...	99.16			64,752.06
10/15/2024	14109	Jack's Trash Service	2000 · Accounts Payable	September 202...	1,500.00			63,252.06
10/15/2024	14110	Taylor's Hometown ...	2000 · Accounts Payable	August 2024 St...	227.84			63,024.22
10/15/2024	14111	Becky Flinchum	2000 · Accounts Payable	Reimbursement...	10.57			63,013.65
10/15/2024	14113	Endeavor Communic...	2000 · Accounts Payable	1062400	129.08			62,884.57
10/15/2024	14114	Sherri Wahl	2000 · Accounts Payable	September mil...	48.50			62,836.07
10/18/2024	14115	Travis Grimes Constr...	2000 · Accounts Payable	Pool chemical r...	2,830.55			60,005.52
10/18/2024	14099	Rogers, Kristen B	-split-		936.53			59,068.99
10/18/2024	14100	Voelker, Mark T	-split-		95.06			58,973.93

Stardust Hills Owners Association, Inc.

11/4/2024 4:51 PM

Register: 010020 · FNB - Checking account new 2012

From 10/01/2024 through 10/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
10/18/2024	14101	Wahl (maintenance), ...	-split-		477.23		58,496.70
10/18/2024	14102	Wahl, Sherri I.	-split-		101.16		58,395.54
10/20/2024	14103	Nate Trissell	2000 · Accounts Payable	Annual Electio...	60.00		58,335.54
10/22/2024			1499 · Undeposited Fu...	Deposit		78.00	58,413.54
10/22/2024			1499 · Undeposited Fu...	Deposit		55.76	58,469.30
10/25/2024	E-pay	Internal Revenue Scr...	-split-	35-1663209 Q...	1,679.24		56,790.06
10/25/2024	14116	Scott Wahl	2000 · Accounts Payable	Reimbursement ...	51.03		56,739.03
10/25/2024	14117	Wright, Shagley & L...	2000 · Accounts Payable	Invoice 78368	78.00		56,661.03
10/25/2024	14118	Honey Bear Landsea...	2000 · Accounts Payable	October 2024 S...	500.00		56,161.03
10/25/2024	14119	Echocide Industrial ...	2000 · Accounts Payable	October invoic...	71.75		56,089.28
10/28/2024	14120	Everon	2000 · Accounts Payable	October 2024 ...	24.91		56,064.37
10/28/2024	14121	Republic Services	2000 · Accounts Payable	October 2024 #...	62.00		56,002.37
10/28/2024	14122	Visa thru First...	2000 · Accounts Payable	October 2024 ...	1,090.51		54,911.86
10/28/2024	14123	Putnam County Reco...	2000 · Accounts Payable	2024 October ...	25.00		54,886.86
10/29/2024			-split-	Deposit		374.35	55,261.21
10/29/2024	EFT	Indiana Dept. of Rev...	-split-	0002792400 001	161.25		55,099.96
10/29/2024	EFT	Indiana Dept of Wor...	02100 · PAYROLL LI...	321248	32.54		55,067.42
10/29/2024	14124	Gierke Telephone Sy...	2000 · Accounts Payable	Window frame ...	40.00		55,027.42
10/29/2024	14125	Sherri Wahl	2000 · Accounts Payable	October mileag...	13.40		55,014.02
10/29/2024	14127	Sherri Wahl	2000 · Accounts Payable	2nd October mi...	13.40		55,000.62

Stardust Hills Owners Association, Inc.

11/1/2024 12:48 PM

Register: 010026 · Savings Account- FNB 2023

From 10/01/2024 through 10/31/2024

Sorted by: Date, Type, Number/Ref

Savings Account Balance as of Nov 4, 2024

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
10/04/2024			1499 · Undeposited Fu...	Deposit		20.00	1,291.51

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Stardust Hills Owners Association, Inc.

11/1/2024 12:47 PM

Register: 010027 · Everwise Account #16

From 09/30/2024 through 10/31/2024

Sorted by: Date, Type, Number/Ref

CD Account Balance as of Nov. 4, 2024

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/30/2024			10007 · Bank Interest	Sept. Dividend		68.12	16,947.10

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