

# MINUTES

## STONES THROW, HPR

Board of Directors Meeting  
Monday, February 10, 2020 at 4:00pm in the Clubhouse

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- I. **Call to Order / Establishment of Quorum** – With a Board quorum, Gordon Jensen called the meeting to order at 4:07pm.
- A. **Directors Present** – Gordon Jensen, President; David Gundersen, Director; Brad Tadlock, Director
- B. **Directors Absent** – J. Barry Dumser, Secretary/Treasurer
- C. **Owners Present** – Dawn Langness (#21); Nancy Morell (#24); Don Johnson (#22); Mark Lackner (#5); Carolyn Johnson (#46)
- D. **IMC Representatives Present** – Jaime Fenstermaker, Association Manager; Lyndsey Dorshimer, Minutes
- II. **Approval of Minutes**
- A. **January 13, 2020 Board Meeting** – Brad Tadlock made a motion to approve the minutes from the January 13, 2020 Board meeting, as presented. David Gundersen seconded the motion. The motion passed without opposition.
- III. **Management Report** – *See Attachment A*
- IV. **Old Business**
- A. **Parking Lot Surfacing** – The entire parking lot is tentatively scheduled to be seal coated the week of March 23<sup>rd</sup>. Any areas that are cracked due to tree roots will be addressed prior to the 23<sup>rd</sup>.
- B. **Pine Straw** – The entire property will be done in April or early May. In the meantime, areas that were completely bare dirt have been addressed throughout the property. The Board approved, via email, to spend \$546.48 for Bella Straw to apply pine straw to the bare areas throughout the property.
- C. **Light Poles** – Two light poles have been straightened to date. The Board mentioned straightening an additional two poles on property; one by the dog waste station and one by unit #2. **David Gundersen made a motion to move forward with the straightening of the two light poles mentioned. Brad Tadlock seconded the motion. The motion passed without opposition.**
- V. **New Business**
- A. **23 | Proposed Entry Door** – Jaime Fenstermaker forwarded the application submitted by the owner of unit #23 to the Board for their review. **David Gundersen made a motion to approve any of the three doors submitted by the owner of #23, as long as it meets the color requirement. Brad Tadlock seconded the motion. The motion passed with one opposed, Brad Tadlock.** Brad stated that in his opinion, the board should withhold approval of the entry door until the owner brings her window replacements into compliance.

- B. Vacant Board Seat** – Currently, there is one vacant seat on the Board. A request for candidates was e-blasted to the community with no feedback. Jaime Fenstermaker will send another eblast to the community to see if they can fill the seat at the March Board meeting.
- C. Flood Insurance Renewal** – Gordon Jensen explained that the property has been fortunate with flood insurance costs over the past several years through the private market, however, the flood insurance must now be through the National Flood Insurance Program, which has regulated pricing by the Federal Government. Mr. Jensen reviewed the new figures with the Board and owners in detail.
- a. David Gundersen made a motion to set the flood insurance at a \$10K deductible, per building. Brad Tadlock seconded the motion. The motion passed without opposition.**
- b.** In order to cover the shortfall in the budget for insurance, the Board discussed the option of a special assessment or an increase in regime fees. After some discussion, **Gordon Jensen made a motion to move forward with the special assessment to cover the estimated budget shortfall and associated handling fee as outlined, and that it be payable over two installments due May 1<sup>st</sup> and July 1<sup>st</sup>. David Gundersen seconded the motion. The motion passed without opposition.**

Total Flood Renewal (\$10K DEDUCTIBLE)	\$ 81,500.00
Total Est. Liability Renewal	\$ 7,400.00
Total Est. Property Renewal	\$ 47,000.00
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	\$ 135,900.00
2019/2020 Budget	\$ (102,996.00)
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ESTIMATED BUDGET SHORTFALL	\$ 32,904.00
IMC "Special" Assessment Handling Fee	\$ 882.00
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<b>EST. BUDGET SHORTFALL + HANDLE FEE</b>	<b>\$ 33,786.00</b>

- D. One-Bedroom Hallway Carpeting** – Jaime Fenstermaker brought in carpet samples for the Board. At this time, she does not have pricing. The Board recommended waiting until the Spring to make a decision.

## **VI. Financial Report**

- A. December Financials** – Brad Tadlock made a motion to approve the December financials as presented. David Gundersen seconded the motion. The motion passed without opposition.

## **VII. Executive Session**

- A. Collections** – Nothing to report at this time.
- B. Compliance** – Jaime Fenstermaker mentioned that compliance letters will be sent out for owners who have items hanging on the patio soffit and/or siding, as well as a front and/or side patio fencing maintenance that needs to be addressed.
- C. Unit 16** – The Board discussed interior damages reported by the owner and tenant. The Board agreed to request a copy of the tenant's inspection report that the tenant claimed he had performed by a mold remediation company to diagnose problem.

- VIII. **Adjournment** – With no further business to discuss at this time, **David Gundersen made a motion to adjourn the meeting at 5:43pm. Brad Tadlock seconded the motion. The motion passed without opposition.**

APPROVED

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## **Mgmt Report**

### **I. Monitoring your Service Contracts**

- A. Pool – Aquarius Pool Services  
Satisfactory. Pool is closed for swimming. Pool opens for swimming on 4/1. Powerwashing of pool deck, pool furniture and clubhouse deck to be completed on 4/30.
- B. Refuse – American Pride  
Satisfactory. Concrete pads to be powerwashed on April 30<sup>th</sup>.
- C. Pest Control – Lanes Pest Control  
Satisfactory. Although outside of contract, Lanes is helping service a unit for mice.
- D. Termite Control – Island Pest Control (1-55) & Hilton Head Exterminators (56-63 & clbhouse)  
Inspections of bait stations are performed quarterly. Inspections of buildings are performed annually.
- E. Landscaping – BrightView  
Satisfactory. One time per week service (generally Friday). Mgmt informed acct manager about owner complaint regarding litter. During the last 4 walk throughs, mgmt. picked up none to very little litter. Ornamental grasses cut back. Mgmt asked acct manager to work on removing buildup of debris from over top of hardscape edges. Pine straw put down in areas selected by the Board by Bella Straw.
- F. Bathroom Cleaning - Hilton Head Cleaning Services.  
Daily cleaning 4/1-9/30.

### **II. Maintenance**

- A. Grills – grills to be wire brushed and painted.
- B. One-bedroom hallways – to be cleaned/wiped down
- C. Garbage – large items in east garbage enclosure to be taken to dump
- D. Clubhouse Deck – repair sagging board
- E. Sidewalk – repair 3 trip hazards in brick
- F. Stepping stone paths – Mgmt asked BrightView for an estimate to level stepping stones leading from back patios of unit 18 and 19 through vine ground cover.
- G. Sidewalks to one-bedroom units – to be powerwashed on 4/30.

### **III. Projects**

- A. Parking / Roadway resurfacing – Parking area to be sealcoated and parking spaces striped in spring 2020. Scheduled for week of March 23. Mgmt identified and informed contractor of two cracked areas that may need to be addressed prior to sealcoating.

### **IV. Other**

- A. Communications –Board meeting agenda email blasted to property owners. Eblast sent regarding the need for board candidates.
- B. Compliance – Survey completed 2/6. Letters to go out. Issues are front patio fences and hanging items from front patio soffit and siding.
- C. Collections – The regime will be filing a lien on a unit.
- D. Misc. – Mgmt picking up and disposing of dog waste bags left at water bib near unit 23.

- V. **Financial Report** – December financials distributed to Board. Draft audit report from outside CPA received and forwarded to Board President and Treasurer for initial review. No changes received. Awaiting finalized audit which will be distributed to the Board.