Sterling Estates Homeowners Association
08/05/2026

Present:
John Rogers, Gerald Knight, Ryan Johnson, Rob Rygel, Janette Anderson, Randy McGuinn, Gretchen McGuinn, Michelle Betenbaugh

Location:
Hinson Management Conference Room

Call To Order:
by John Rogers, 7:05pm
John Rogers welcomed members.
Board approved Meeting Minutes from 07/07/2026.

FINANCIALS:
Ryan Johnson provided Budget through 07/31/2026 *(attached to Minutes in file)*
- Truist Bank checking account balance: **$8,000.00**
- Hinson: Sterling Estates Trust balance: **$68,414.76**
- Reserves: approximately **$100,000**

Truist checking account is scheduled to be closed out. Only reserve account will remain.

Gretchen went over past due accounts. She has collected in full from 17 accounts out of the 45 past due accounts.

NEW BUSINESS:
Repair list and other subjects that need to be addressed, per Gerald Knight:
1: Shutters missing on front of Clubhouse.
Update: Repair has been completed.
2: Several pathway lights at Clubhouse are broken.
3: Quote for a Wi-Fi remote thermostat to help with the issue of thermostat being left too low when not in use.
4: Contacting Carolina Hearth about damaged pool furniture.
Update: Carolina Hearth will be replacing damaged furniture.
5: Extra pool chairs.
Update: Extra chairs have been sold to another subdivision. $30.00 per chair, $240.00 total to Miscellaneous Funds.
6: New sign is being ordered (Michelle) for pool to reflect the hours of 9:00am-9:00pm per DHEC.
Update: New sign ordered;
Swim Lap hours – 7:00am-9:00am, Pool hours – 9:00am-9:00pm

Board voted and approved to install Automatic Service for pool FOBs.

Unanimous vote to cancel contract with Snyder Tree Service. Not needed for mature trees. Annual savings of $2,600.00.

After Nick Gilman resigned from the board, John Rogers & Rob Rygiel will temporarily be the Architectural Committee. Rob will also choose "yard of the month".

John Rogers and Gerald Knight will get quotes for updating the Clubhouse fireplace surrounding and a screen for the projector to use in meetings.

OLD BUSINESS:
Clubhouse Bounce House has been sold.
Michelle will inform each renter of the Clubhouse that no bounce houses will be permitted.

Unanimous vote to reduce the board back to 5 members.

John Rogers will follow up with status of QuickBooks file transfer from previous management company.

Kelly Farotto & Janette Anderson will work on a newsletter and a calendar for events & current news.

NEXT MEETING: Tuesday, September 14, 2026, at 7:00pm – in Hinson Management conference room

ADJOURNMENT: 9:00pm

Submitted,

Janette Anderson, Secretary