Sterling Estates Homeowners Association
07/07/2026

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

Location:
Hinson Management conference room

Call To Order: by Gerald Knight, 7:00pm

Gerald opened the meeting with a discussion of an email from a homeowner with concerns about John Rogers holding the position as Board President for 2026. John was not present for this discussion.
Randy & Michelle presented financial reports from 2017, when John was previously President of Sterling Estates HOA. The Board reviewed all information and found no wrongdoing.
There was a unanimous vote for John Rogers to remain President of Sterling Estates HOA.

FINANCIALS:
Gretchen briefly discussed collections about past-due HOA fees. She is making nice progress and has collected from 2 Homeowners who were years late by cutting off Pool FOBs. Will update with greater details during 8/4/2026 Board Meeting.

Truist Bank checking account balance: **$7,800.00**
Hinson Management / Sterling Estates Trust: **$35,000.00**
Reserves – approximately **$100,000**.

Ryan Johnson will provide financial and vendor invoice information to Board members during 8/4/2026 meeting.

NEW BUSINESS:
Gerald is working on landscaping quotes.
Sterling Landscape has increased from **$1,375.00** (2018) to **$2,450.00/$3,530.00** (2026).

Clubhouse bounce house was discussed. It is not covered by Insurance and will be sold. Kelly will list on Facebook Marketplace and try to sell for $800.00. She will update Board during 8/4/2026 meeting.

Checking on Automatic Service for pool FOBs.

New cleaning service: Adelle – More Than Cleaning Service
- Contract Pricing – Clubhouse Cleaning: $150.00 per cleaning, only through the week when clubhouse has been rented or used or when cleaning services are needed or performed.
- Pool Bathroom Cleaning: $40.00 per cleaning during the months when the pool is open, when cleaned in conjunction with the Clubhouse cleaning. If pool bathrooms are cleaned separately (at different times from Clubhouse), it is $60.00.

Discussed mailbox repairs, no decision was made.

Discussed possibly reducing the Board back to 5 members.

NEXT MEETING: August 7, 2026, at 7:00pm – Hinson Management conference room

ADJOURNMENT: 9:10pm

Submitted,

Janette Anderson, Secretary