STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
November 15, 2025

Board Members Present:
Joe Campbell
Shawn Harvey-Absent
Ellen Fendley
Juli Fendley
Michael Golden-Absent
Jerry Atkinson

Bookkeeper:
Teresa Eddinger

President Joe Campbell called the Board meeting to order at 9:05 a.m. and established a quorum.

APPROVAL OF MINUTES:
Minutes from the Board Meeting held on October 18, 2025. Motion to accept made by Ellen Fendley, seconded by Jerry Atkinson, motion carried.

TREASURER REPORT:

Treasurer's Report (as of October 31, 2025):
$6,938.98 beginning bank statement balance (10/01/25)(Bank of SJC)
+ 1.67 plus interest (annual rate 0.15%)
<$975.03> expenses (checks cleared)
+ $9,678.46 transferred from assessment accts
=$15,642.41 Reconciled Balance - General Fund (as 10/31/25) (Bank of SJC)
+ $90.52 Assessment Fee (2021) bank statement balance (as of 10/31/25) [no increase for month]
+ $100.00 Assessment Fee (2023) bank statement balance (as of 10/31/25) (no increase for month]
+ $157,473.76 CDs (Vera Bank as of 10/31/25)
$5,758.05 beginning bank statement balance (10/01/25) (Vera Bank)
<$8,878.44> expenses (checks cleared)
+ $2,956.50 deposited
=$-163.89 Reconciled Balance - General Fund (as 10/31/25) (Vera Bank)
= $173,142.80 Total SHPOA Funds (as of 10/31/25) [$180,047.58 at the of end September]
= <$6,904.78> Change in Position from September 30, 2025

The financial report was accepted as submitted.

Taxes, Annual Audit, Compilation, Auditor Requirements and Year-End Financials:

- Neuwirth, Slaughter & Associates have completed the Annual Compilation, Year-End Financials, and has filed the 1120 Tax form. No taxes were due.

Certified Final Demand and Settlement Letters:
Will go out to any property owner who is still past due after December 15, 2025.

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE REPORT:
Nothing to report at meeting time.

MAINTENANCE COMMITTEE REPORT:

Nothing to report at meeting time.

NOMINATING COMMITTEE REPORT:

There was nothing new to report from the nominating committee.

OLD BUSINESS:

An appointment time will need to be set up at next meeting to have someone be at the office for installation of the internet.

LLW & SC Water – It was a unanimous decision to have the water remain off at the clubhouse.

NEW BUSINESS:

Teresa will contact Quick books and move down a tier to keep the budget module.

DISCUSSION ABOUT LAYOUT OF PAVILLION CONSTRUCTION:

Board will continue to evaluate the best placement based on current plans, costs would be around $68,000.00 without electricity, plumbing, etc. The board will continue to look at bids before Annual Meeting. Juli will also contact her contractor about bids.

Ellen Fendley made a motion to adjourn the meeting. Juli Fendley seconded the motion and the Board approved. The Board meeting adjourned at 10:37 a.m.

NEXT REGULAR MEETING: January 17th, 2026, AT 9:00 A.M.