

STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.
ANNUAL MEETING MINUTES
May 18, 2025

Board Members Present:

Joe Campbell
Chris Crowell
Cecelia Bentz

Bookkeeper:

Teresa Eddinger

Admin Asst:

Lisa Richardson

President Joe Campbell called the Annual Board Meeting to order at 2:04 p.m. and established a quorum. Joe Campbell opened the meeting with a prayer followed by the Pledge of Allegiance; he welcomed everyone and thanked them for being at the meeting. He introduced the Board members and thanked them for the work they do for SHPOA. He also explained that we have lost many Board members and how we are trying to get a new Board together to get things done. He thanked everyone for being patient during this time.

TREASURER'S REPORT/BUDGET REPORT:

President Campbell told the guests that SHPOA currently has 90 liens in place. Attendees had the opportunity to review the financial documents that had been distributed at each table.

PRESIDENT'S REPORT:

Refer to the newsletter for the president's report

COMMITTEE REPORTS:

Refer to the newsletter for the president's report

ELECTION OF DIRECTORS FOR 2024-2025:

President Campbell spoke about the 3 new Board members that were voted in, Jerry Atkinson, Shawn Harvey and Julie Fendley. They were all absent from the meeting.

NEW BUSINESS:

Charlie Heasty asked where all the money is being spent. She said that we should have plenty to cover all expenses and to be able to do extra things. Joe explained that yes we do have expenses covered and that we budgeted the money for this next year based on last years spending but also allowing for rising prices. The mowing has gone up, the insurance has gone up, extra money goes for the attorney fees. About 35% to 40% people haven't paid their maintenance fees and it's the same people still owing. This is why we currently have 90 liens out because people aren't paying. It's about the only thing we can do is put a lien on their property and hopefully get reimbursed if they sell through a title company. We also lost revenue when we lost the people in Holiday Harbor.

There are 60 to 70 people there that we no longer get money from. Someone suggested that we raise our maintenance fees to help cover costs. Joe said he will entertain the idea further in the future but not right now.

Joe talked about how we have to get 2 new card readers for both Sub II and Sub III. He said that should all be in place by the end of June and that everyone will have to get a new gate card at the Board office. We will announce when that will happen. Charlie suggested we use decals on our vehicles so that you could see if the person belonged in the subdivision but Mike Golden asked who was going to monitor that. Tim Richardson said a functioning gate is the only way to curb outsiders from coming in.

NOMINATE AND ELECT BOARD PRESIDENT:

Mike Golden nominated Joe Campbell to run for another year as President. A vote was taken and Joe Campbell received sufficient votes to run for another term.

OTHER BUSINESS:

Joe reminded everyone to have their dues paid by June 30th. The crowd applauded Joe for his service on the Board. He reminded everyone that the Board would communicate out when the card readers are completed and everyone can get their new gate keys. With no further business the meeting was adjourned at 3:17p.m.