

STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
May 16, 2026

Board Members Present:

Joe Campbell
Shawn Harvey
Ellen Fendley
Juli Fendley
Michael Golden
Jerry Atkinson

Bookkeeper:

Teresa Eddinger

President Joe Campbell called the Board meeting to order at 9:24 a.m. and established a quorum.

APPROVAL OF MINUTES:

Minutes from the Board Meeting held on April 18, 2026. Motion to accept made by Jerry Atkinson, seconded by Juli Fendley, motion carried.

TREASURER REPORT:

Treasurer's Report (as of April 30, 2026):

\$4,206.66 beginning bank statement balance (04/01/26)(Bank of SJC)
+ .46 plus interest (annual rate 0.15%)
<\$688.12> expenses (checks cleared)
+ \$-0- deposited
=\$3,519.00 Reconciled Balance - General Fund (as 04/30/26) (Bank of SJC)
+ \$100.00 Assessment Fee (2023) bank statement balance (as of 04/30/26) (no increase for month]
+ \$132,808.57 CDs (Vera Bank as of 04/30/26)
\$29,853.48 beginning bank statement balance (04/01/2026) (Vera Bank)
<\$7,047.19> expenses (checks cleared)
+ \$1,645.00 deposited
=\$24,451.29 Reconciled Balance - General Fund (as 04/30/26) (Vera Bank)
= \$160,878.86 Total SHPOA Funds (as of 04/30/26) [\$166,968.87 at the of end March]
= <\$6,089.05> Change in Position from March 31, 2026

Treasurer's Report was presented. Motion made by Ellen Fendley, seconded by Juli Fendley. Motion carried.

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

- Neuwirth, Slaughter & Associates will complete the Annual Compilation, Year-End Financials, and will file the 1120 Tax form. Teresa has sent an email Julie at the CPA's office to let her know to start the process.

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE REPORT:

No new architectural approvals at meeting time.

MAINTENANCE COMMITTEE REPORT:

Deed Restriction Violations: Jerry Atkinson sent out two deed restriction violations for the following properties:

Sub III, Lot (s) 22 and 19 Article #1 Paragraph #1.01

Sub II, Lot (s) 588, 589 Article #2, Paragraph #2.04

As of meeting date, certified letters have gone out. Compliance is continuing to be worked on by the property owner.

NOMINATING COMMITTEE REPORT:

There was nothing new to report from the nominating committee. The following board members will be leaving the board this term: Joe Campbell, Ellen Fendley, Mike Golden. There will be 4 positions available for voting at the annual meeting.

OLD BUSINESS:

Honey Bucket at the Sub III boat ramp has been removed.

NEW BUSINESS:

Have letter signed by new President for internet at the club office.

Board currently working on revisions of the By-Laws and Deed Restrictions.

Work on renewing website and getting it up and running.

Renew OpenPhone subscription. Motion made by Juli Fendley, seconded by Ellen Fendley, motion carried.

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.

Juli Fendley made a motion to adjourn the meeting, seconded by Jerry Atkinson. The Board meeting adjourned at 10:24 a.m. to count ballots for Annual Meeting.

NEXT REGULAR MEETING: June 20, 2026, AT 9:00 A.M.