

STEPHENS HILLS PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
September 20, 2025

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 9:05 a.m. and established a quorum.

APPROVAL OF MINUTES:

Minutes from the Board Meeting held on August 16, 2025. Motion to accept made by Juli Fendley, seconded by Ellen Fendley, motion carried.

TREASURER'S REPORT:

Treasurer's Report (as of August 31, 2025):

\$9,009.17 beginning bank statement balance (08/01/25)(Bank of SJC)
+ 1.00 plus interest (annual rate 0.15%)
<\$1,092.52> expenses (checks cleared)
+ \$-0- deposited
=\$7,917.65 ending bank statement balance (08/31/25)
=\$7,917.65 Reconciled Balance - General Fund (as 08/31/25) (Bank of SJC)
+ \$8,529.79 Assessment Fee (2021) bank statement balance (as of 08/31/25) [no increase for month]
+ \$1,347.00 Assessment Fee (2023) bank statement balance (as of 08/31/25) (no increase for month)
+ \$150,000.00 CDs (separate bank as of 12/31/24)
\$17,729.55 beginning bank statement balance (08/01/25)(Vera Bank)
<\$11,532.50> expenses (checks cleared)
+ \$6,877.00 deposited
=\$13,074.05 ending bank statement balance (08/31/25)
=\$13,074.05 Reconciled Balance - General Fund (as 08/31/25) (Vera Bank)
= \$180,868.49 Total SHPOA Funds (as of 08/31/25) [\$186,615.51 at the of end July]
= <\$5,747.02> Change in Position from July 31, 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 November 15th, 2025.

Past Due Notices:

- Past Due statements went out on October 3, 2025. If not paid by November 15, 2025 they will receive a certified letter.

- Monthly Payment Plan:

There was no new business to report regarding monthly payment plans.

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE REPORT:

Nothing to report at meeting time.

MAINTENANCE COMMITTEE REPORT:

Motion made by Mike Golden, seconded by Jerry Atkinson to re-evaluate the mowing contract to not include some places that are being mowed right now.

SUB III CLEAN UP

A special Thank You to Jerry Atkinson, Shawn Harvey, Harvey Hetzel, and Eddie Fendley for their clean up work done in Sub III.

NOMINATING COMMITTEE REPORT:

There was nothing new to report from the nominating committee.

OLD BUSINESS:

Commercial Liability Insurance was renewed with McMurry Insurance Company.

NEW BUSINESS:

Teresa will Call Eastex Telephone and inquire about pricing for internet at the clubhouse. She will also contact Quickbooks to find out about downgrading the current program because of the increasing cost. Teresa will call LLW & SC and find out what it would take to have just the clubhouse water turned back on.

Motion made by Jerry Atkinson, seconded by Mike Golden to purchase fill rock behind the bulkhead at Sub III. Costs will be around \$2,800.00. Motion carried.

Juli Fendley made a motion to adjourn the meeting. Jerry Atkinson seconded the motion and the Board approved. The Board meeting was adjourned at 10:34 a.m.

NEXT REGULAR MEETING: October 18, 2025 AT 9:00 A.M.