

STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
July 18, 2026

Board Members Present:

Jerry Atkinson
Juli Fendley
Shawn Harvey-Absent
Eddie Burks
Tom Fink
Emma Pattison
Tom Bauer-by Zoom

Bookkeeper:

Teresa Eddinger

President Jerry Atkinson called the Board meeting to order at 9:01 a.m. and established a quorum.

APPROVAL OF MINUTES:

Minutes from the Board Meeting held on June 20, 2026. Motion to accept made by Juli Fendley, seconded by Tom Bauer, motion carried.

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

\$2,761.69 beginning bank statement balance (06/01/26)(Bank of SJC)
+ .32 plus interest (annual rate 0.15%)
<\$599.18> expenses (checks cleared)
+ \$-0- deposited
=\$2,162.83 Reconciled Balance - General Fund (as 06/30/26) (Bank of SJC)
+ \$100.00 Assessment Fee (2023) bank statement balance (as of 06/30/26) (no increase for month]
+ \$132,614.53 CDs (Vera Bank as of 06/30/26)
\$36,559.09 beginning bank statement balance (06/01/2026) (Vera Bank)
<\$4,110.00> expenses (checks cleared)
+ \$9,187.50 deposited
=\$41,636.59 Reconciled Balance - General Fund (as 06/30/26) (Vera Bank)
= \$176,513.95 Total SHPOA Funds (as of 06/30/26) [\$172,035.31 at the end of May]
= <\$4,478.64> Change in Position from May 31, 2026

Treasurer's Report was presented and accepted as presented.

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 notified Julie at the CPA's office to let her know to start the process.

COMMITTEE REPORTS:

Deed restriction violation letter was sent out for high grass.

ARCHITECTURAL COMMITTEE REPORT:

No new architectural approvals at meeting time. Charlie Heasty made a new form to post on the website for property owners to fill out and submit to the board for approvals.

NOMINATING COMMITTEE REPORT:

There was nothing new to report from the nominating committee. A new committee will be formed at a later date.

OLD BUSINESS:

Address new prices for dumpster service.

NEW BUSINESS:

President Jerry Atkinson brought the information to the board of a request by Carey White, a property owner that he had requested to apply for a dredging permit and put it in SHPOA's name in the event anyone else in the future wanted to use the permit. Jerry has spoken with Attorney Kerry Hagan who has advised against this and will send out a letter to Trinity River Authority and to Carey White explaining the position of SHPOA. Motion made by Julie Fendley, seconded by Tom Fink for Kerry to send the letters out and reimburse Jerry for his expenses to Kerry Hagan. Motion carried.

DISCUSSION ABOUT LAYOUT OF PAVILLION CONSTRUCTION:

Table for now. The board will continue to look at bids/plans.

GUESTS CONCERNS BROUGHT TO THE BOARD

Joe Flarity raised concerns about neighbors firing guns and asked the Board to add language to the deed restrictions prohibiting target shooting. President Jerry Atkinson explained that amending the deed restrictions would require a vote at the Annual Meeting. Motion made by Tom Fink, seconded by Juli Fendley, not to take it to a vote for the membership to amend the deed restrictions or By-Laws to include any gun provisions. Motion carried.

Juli Fendley made a motion to adjourn, seconded by Emma Pattison. The Board meeting adjourned at 10:27 a.m.

NEXT REGULAR MEETING: August 15th, AT 9:00 A.M.