

(SHPOA)
BOARD OF DIRECTORS MEETING MINUTES
May 17, 2025

Board Members Present:

Joe Campbell
Cecelia Bentz

Bookkeeper:

Teresa Eddinger

Admin Asst:

Lisa Richardson

President Joe Campbell called the Board meeting to order at 9:05 a.m. and established a quorum. Jerry Atkinson was absent but assigned his proxy to Joe Campbell. Chris Crowell and Rich Brazzale were both absent but assigned their proxy to Cecelia Bentz. Cecelia joined the meeting remotely by phone. This month's meeting was held at the Clubhouse in Sub III.

APPROVAL OF MINUTES:

Through earlier email, motions to accept Minutes from April's Board meeting, as amended by Cecelia Bentz, were approved unanimously by the Board.

TREASURER'S REPORT:

(as of April 30, 2025):

\$4,918.35 beginning bank statement balance (04/01/25)(Bank of SJC)
+1.07 plus interest (annual rate 0.15%)
<\$6,610.00> expenses (checks cleared)
+15,663.57 deposited
=\$13,971.92 ending bank statement balance (4/30/25)
=\$13,971.92 Reconciled Balance – General Fund (as 04/30/25)(Bank of SJC)
+8,529.79 Assessment Fee (2021) bank statement balance (as of 04/30/25) [no increase for month]
+1,347.00 Assessment Fee (2023) bank statement balance (as of 04/30/25) [\$15,000 decrease for month]
+150,000.00 CDs (separate bank as of 12/31/24)
+7,310.72 Vera Bank account
=181,159.43 Total SHPOA Funds (as of 04/30/25) [\$189,669.08 at the end of March]
Petty Cash on Hand \$80.00
=<\$8,509.65> Change in Position from March 31, 2025

Teresa has the financial statements (Balance Sheet and Profit and Loss Statement) certified by the CPA, She will bring copies to make available to the attendees at the May annual meeting.

Liens: 90 current liens filed

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE:

There are several residents in Sub III that are concerned with the barndominium that was recently built. The owner has assured the Board that the house portion will be covered in siding over the metal that is currently there.

MAINTENANCE COMMITTEE:

Sub II:

Joe called our tree guy, Robert to cut down 2 trees that need to come down in the boat launch area and clean the debris by a resident's fence. He is scheduled to do the work next week.

Sub II & Sub III: Rich has received the formal proposal for the card reader for Sub II and Sub III. The Board has given their approval to get the gate readers and new gate card keys to be given to the POA residents in approximately 2 weeks' time. A check for one half of the full charge for the card readers and 500 cards was cut and will be delivered to the contractor as soon as possible.

NOMINATING COMMITTEE: There is at least one write in candidate on absentee ballots received. Additional candidates may be nominated from the floor at the annual meeting.

DR ENFORCEMENT MATTERS:

The Board's position regarding outstanding DR enforcement matters will be formalized by the new Board to be put into place at the annual meeting.

OLD BUSINESS:

It was decided that instead of turning the water back on and hiring a person to clean the pavilion bathrooms, a Honey Pot would be rented for the clubhouse area use for the time being. Also, it was voted upon to get a new A/C unit for the clubhouse as the old one is no longer working and the hot weather is approaching.

Annual meeting: Pearls in the Pines has been reserved and is paid up for the annual meeting on May 18, 2025. Joe will bring a PA system and refreshments for the meeting.

Newsletter and ballot: The newsletters and invoices for maintenance fees were mailed to all property owners on April 18, 2025. Absentee ballots and proxies have been coming in and the counting was done immediately following the Board meeting.

The meeting was adjourned at 9:47 a.m.

**Next Regular Meeting – June 21, 2025, at 9 a.m.
Location TBD**