

STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
June 20, 2026

Board Members Present:

Jerry Atkinson
Juli Fendley
Shawn Harvey
Eddie Burks
Tom Fink
Emma Pattison

Bookkeeper:

Teresa Eddinger

Guests: Carey White, Charlie Heasty, Joe Flarity, Jimmy Heasty

President Jerry Atkinson called the Board meeting to order at 9:03 a.m. and established a quorum.

APPROVAL OF MINUTES:

Minutes from the Board Meeting held on May 16, 2026. Motion to accept made by Juli Fendley, seconded by Tom Fink, motion carried.

TREASURER REPORT:

Treasurer's Report (as of May 31, 2026):

\$3,519.00 beginning bank statement balance (05/01/26)(Bank of SJC)
+ .38 plus interest (annual rate 0.15%)
<\$757.69> expenses (checks cleared)
+ \$-0- deposited
=\$2,761.69 Reconciled Balance - General Fund (as 05/31/26) (Bank of SJC)
+ \$100.00 Assessment Fee (2023) bank statement balance (as of 05/31/26) (no increase for month]
+ \$132,614.53 CDs (Vera Bank as of 05/31/26)
\$24,451.29 beginning bank statement balance (05/01/2026) (Vera Bank)
<\$8,401.70> expenses (checks cleared)
+ \$20,509.50 deposited
=\$36,559.09 Reconciled Balance - General Fund (as 05/31/26) (Vera Bank)
= \$172,035.31 Total SHPOA Funds (as of 05/31/26) [\$160,878.86 at the of end April]
= <\$11,156.45> Change in Position from April 30, 2026

Treasurer's Report was presented. Motion made by Juli Fendley, seconded by Shawn Harvey. 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 notified Julie at the CPA's office to let her know to start the process.

COMMITTEE REPORTS:

Motion made by Juli Fendley, seconded by Tom Fink to establish a Website Committee, motion carried. Charlie Heasty will lead the committee, and Emma Pattison will help along with Joyce Stafford. Charlie has been able to get in and change the log in information and is currently working to update all the forms and get the website fully functioning.

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:

Jerry brought up to the board the problem we had been having with Pro Star not wanting to empty the dumpster because of the lines being too low. He is suggesting that he get permission to cancel the current contract and to contact other vendors to get prices. Motion made by Juli Fendley, seconded by Eddie Burks. Motion carried.

NEW BUSINESS:

Jerry nominated Juli Fendley for Vice-President – Motion made by Tom Fink, seconded by Eddie Burks. Motion carried

Jerry nominated Juli Fendley for Secretary – Motion made by Eddie Burks, seconded by Tom Fink. Motion carried.

Jerry nominated Shawn Harvey for Treasurer – Motion made by Eddie Burks, seconded by Emma Pattison. Motion carried.

Motion made by Juli Fendley, seconded by Emma Pattison to have Charlie Heasty also serve in a Treasurer Committee and have access to read only in Quickbooks. Motion carried

Jerry nominated Tom Fink for Architectural Committee.

Jerry nominated Eddie Burks, Tom Fink and Tom Bauer for Building/Maintenance Committee.

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.

GUESTS CONCERNS BROUGHT TO THE BOARD

Carey White: Is having problems on south side getting boat in/out boathouse. Is asking if the board is receptive to dredging the Cove between Holiday Lane and Lakeshore Drive and putting the permit in SHPOA's name, he would apply for the permit himself in case other people want to use going forward and take all the necessary precautions for the TRA. President Jerry Atkinson told him the board would need more time to investigate and would put it back on the Agenda for next month.

Joe Flarity: He was bringing his concerns about his neighbors shooting off guns. He wanted the board to include some verbiage in the deed restrictions about not shooting off guns for target practice. President Jerry Atkinson told him that in order to change the Deed Restrictions it would require a vote at the Annual Meeting.

Emma Pattison made a motion to adjourn the meeting and go into Executive Session, seconded by Tom Fink. The Board meeting adjourned at 11:24 a.m.

NEXT REGULAR MEETING: July 18, 2026, AT 9:00 A.M.