

**STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**May 21, 2023**

**Board Members Present:**

Joe Campbell  
Rich Brazzale  
Tim Richardson  
Robbie Boulet  
Joy DeRaimo  
Cecelia Bentz

**Administrative Assistant:**

Kristie Fraga

**Bookkeeper:**

Teresa Eddinger

President Campbell called the Annual Board Meeting to order at 2:120 p.m. Joe Campbell opened the meeting with a prayer followed by the Pledge of Allegiance, he welcomed everyone and thanked them for being at the meeting. A quorum was established. He introduced the Board members and thanked them for the work they do for SHPOA. He thanked Susan Vaughn for the cookies and Wes Wodhal for pressure watching the pavilion. Joe informed the guests of the improvements that have been made including the playground area, the new card reader and cameras at the Sub III boat ramp, as well as new picnic tables. Joe thanked Mike Monteleone, Phil Indelicato, Sydney Smith, Glenn Smith and Harvey Hetzel for all their work in constructing the covers over the picnic tables. Joe then went into details about upcoming projects including a new hot water heater for the restrooms at the pavilion.

**TREASURER'S REPORT/BUDGET REPORT:**

President Campbell called for questions regarding the treasurer's report. President Campbell told the guests that currently have 49 liens, 6 default judgements with additional 9 liens being filed next week. Joe asked for any questions on the budget and with no questions or comments Joe called for a motion to accept the budget. A motion was made by Scott Carter with a second from Charline Smith and passed unanimously.

**PRESIDENT'S REPORT:**

Refer to the newsletter for the president's report.

**COMMITTEE REPORTS:**

Refer to the newsletter for committee reports.

**ELECTION OF DIRECTORS FOR 2023-2024:**

President Campbell introduced the people running for the board. All were incumbents, Tim Richardson, Director, Chris Crowell, Director and Cecilia Bentz, Director.

A motion was made by Juli Fendley to accept all incumbents, a second by Mike Golden and passed unanimously. President Campbell explained the next round of voting was for the revised Rules and Regulations. Juli Fendley expressed her displeasure with the rule of only allowing 1 gate access key per owner. Tim Richardson explained how the new gate card reader and camera system are working. This passed with 121 yes votes and 13 no votes. The next vote was for amending the SHPOA bylaws to delete all reference to Sub II, Sections 7,8, and 9. A brief explanation of why this was happening was given by Joe. He explained this was a formality only. This passed with 90 yes votes and 7 no votes.

## **NEW BUSINESS:**

### **NOMINATE AND ELECT BOARD PRESIDENT:**

Rich Brazzale made a motion to elect Joe Campbell as President with a second by Juli Fendley. The motion was approved by a majority vote of the members.

### **OTHER BUSINESS:**

Steve Otis expressed that SHPOA needs to follow up with proceeds from the tax sales that have been taken place. Steve Otis also put forth that something be done with the property that the clubhouse and pavilion are on. Joe told him that we are currently in the process of having the property evaluated.

After no further business came up for discussion, a motion was made by Wes Wodahl to adjourn the meeting. The motion was seconded by Charline Smith and approved by the members. The meeting was adjourned at 3:09 p.m.