

STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.
(SHPOA)
BOARD OF DIRECTORS MEETING MINUTES
February 17, 2024

Board Members Present:

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

Admin Assistant:

Kristie Fraga

Bookkeeper:

Teresa Eddinger

President Joe Campbell called the Board meeting to order at 8:58 a.m. and established a quorum.

APPROVAL OF MINUTES:

Through email, Chris Crowell made a motion to accept the January 20, 2024, meeting minutes a second by Cecelia Bentz, and approved unanimously.

TREASURER'S REPORT:

The treasurer's report ending 1/31/2024 was presented to the Board. The beginning bank balance on 1/01/2024 was \$14976.61 with credits of \$2,148.30 and expenses of \$2,810.14 leaving an ending bank balance of \$14,314.77. The combined CD balance as of 1/31/2024 is \$201,483.04.

The property collections report for 1/31/2024 was presented for approval. The prior maintenance fees still outstanding for 1/31/2024 are \$85,725.48; prior mowing fees still outstanding are \$10,565.00; current maintenance fees assessed for the 2023/2024 balance are \$30,078.37. Assessment fees in reserve \$16,096.94.

There were no questions, and the report was approved. President Joe Campbell reported that one of the CD's has been cashed and deposited into the general fund. We were assessed a \$200 penalty for early withdrawal.

Teresa reported that dues statements will be mailed on April 1st. Teresa also reported that she received her thumb drive back from the CPA but that it probably never made it to her. Teresa will call and follow up with her. It was decided to look for a new CPA. There is one in Huntsville that we will call and schedule an appointment.

Discussion took place regarding the best way to highlight the rampant non-payment of dues and assessments in the financial reports that re submitted to the membership. Rich agreed to come up with suggested language to use for a footnote to the unrealistic looking "income" figures related to dues and assessments.

Taxes, Annual Audit, Compilation, Auditor Requirements and Year-End Financials:

Certified Final Demand and Settlement Letters:

Liens: 89 current liens in place. Teresa will be preparing some more liens to be filed as well as getting the lien list out to all board members. The liens will be ready for the March meeting.

Monthly Payment Plans: None

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE: Chris received one request for a new home, but it was only a sketch, and Chris replied with what we would need and hasn't heard back.

MAINTENANCE COMMITTEE: The dead trees near the power lines need to come down, Teresa is supposed to call SHECO. The Mirror Lake Dam has been repaired. Raymond Pickney has been paid and he actually gave \$1,000.00 back.

Mowing Deed Restriction Letters:

Non-Mowing Deed Restriction Letters:

Sub II Boat Ramp:

Sub III Boat Ramp:

ASSESSMENT COMMITTEE:

NOMINATING COMMITTEE: Still need a couple of people to run. Kim Chatman has thrown his hat into the ring.

OLD BUSINESS:

NEW BUSINESS: The board approved the purchase of a new printer. The newsletter will go out on or about April 19th. Cecelia will work on the verbiage for the proxy. Along with the newsletter, the bylaws and the proposed sale of the land and relocation will be mailed. Since they are matters to be voted upon, a copy of (a) the proposed, amended bylaws and (b) a write up/proposal for the sale and relocation of the clubhouse/pavilion area will be submitted along with the newsletter for members to review prior to the May meeting.

A motion to adjourn was made by Tim Richardson and a 2nd by Chris Crowell. The meeting was adjourned at 9:47am.

Next Regular Meeting – March 16, 2024, at 9 a.m.