

**STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.**  
**(SHPOA)**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**May 14, 2022**

**Board Members Present:**

Joe Campbell  
Rich Brazzale  
Joy DeRaimo  
Tim Richardson  
Robbie Boulet

**Accountant:**

Teresa Eddinger

**Admin Asst:**

Kristie Fraga

President Joe Campbell called the Board meeting to order at 8:56a.m. and established a quorum.

**APPROVAL OF MINUTES:**

Through email and after corrections, Rich Brazzale made a motion to accept the March 19th meeting minutes, a second by Robbie Boulet and approved unanimously.

**TREASURER'S REPORT:**

The treasurer's report ending 4/30/2022 was presented to the Board. The beginning bank balance on 04/01/22 was \$33,729.60 with credits of \$1,419.22 and expenses of \$8,495.54, leaving an ending bank balance of \$26,653.28.

The property collections report for 04/30/2022 was presented for approval. The prior maintenance fees still outstanding are \$80,561.48; prior mowing fees still outstanding are \$15,165.00; current maintenance fees assessed for the 2022/2023 balance are \$85,300.00. Assessment fees collected \$39,876.00. Assessment fees in reserve \$12,794.00.

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

**Certified Final Demand and Settlement Letters:** 43 letters were sent, to date 5 have been returned.

**Liens:** 47 current liens in place. After the Annual Meeting liens will be placed on delinquent property owners for 2021 and past dues. These liens will be discussed at the June board meeting and sent out immediately.

**Monthly Payment Plans:** None

There were no questions, and the report was accepted as submitted by President, Joe Campbell.

**COMMITTEE REPORTS:**

**ARCHITECTURAL COMMITTEE:** Property owners on Lake Shore Drive, The Durrett's, received approval to enclose their back porch and Phil Indelicato received approval for a storage shed. A letter will be sent to both property owners.

**MAINTENANCE COMMITTEE:** A major pipe behind the pool shed has been repaired.

**Mowing Deed Restriction Letters:**

**Non-Mowing Deed Restriction Letters:**

Sub II Boat Ramp:

Sub III Boat Ramp: There was much discussion about the Sub III boat ramp gate. People who don't live here have cards, and people are messing with the sensors on the gate. We are going to have to call Gates In Motion for an assessment of the gate to see what needs to be done to repair.

ASSESSMENT COMMITTEE: The 2 lots at the boat ramp are under contract. The same individual is buying both lots. The first lot is scheduled to close on 5/20/22. After closing cost, we deposited \$132,408.21.

NOMINATING COMMITTEE:

LITIGATION: Nothing to report

SMALL CLAIMS:

OLD BUSINESS: Proxies will be counted today after the meeting. Tim Richardson, Teresa Eddinger & Kristie Fraga will be counting. Susan Vaughn delivered 2 cases of water for the Annual Meeting. Joe and Rich will bring ice. The "Rules of Order" for the Annual Meeting were discussed and it was emphasized that these would be followed.

NEW BUSINESS: No new business/

A motion to adjourn was made by Robbie Boulet and a 2<sup>nd</sup> by Joy DeRaimo. The meeting was adjourned at 9:41am.

**Next Regular Meeting – June 18, 2022, at 9 a.m.**