

STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.
ANNUAL MEETING MINUTES
May 19, 2024

Board Members Present:

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

Administrative Assistant:

Kristie Fraga

Bookkeeper:

Teresa Eddinger

President Campbell called the Annual Board Meeting to order at 2:03 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. Joe informed the guests of the improvements that have been made including the relocation of the playground area, Mirror Lake Dam repair, and the new drainage system at the Sub II boat ramp. Joe then explained the procedure for comments and questions.

TREASURER'S REPORT/BUDGET REPORT:

President Campbell called for questions regarding the treasurer's report. President Campbell told the guests that SHPOA currently has 89 liens in place. Joe asked for any questions on the budget. Teresa Prado asked about the net income and realized she was looking at the budget rather than the P & L. Dawn Fink questioned the CD rate and suggested we shop around for a higher paying interest rate. Kim Chatman asked where we could cut expenses, pointing specifically at mowing. Joe explained that we run on a skeleton budget. Charlie Hesty asked why one of the CD's was cashed. Joe explained that we needed money to fix some of the infrastructure. A motion was made by Teresa Prado to accept the budget, a second from Wes Wodahl and voted 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 2 new candidates, Matt Ball and Kim Chatman. Both gentlemen gave a brief bio of themselves and what they hope to accomplish. Mike Monteleone and Robbie Boulet were both absent from the meeting. Julie Fendley made a motion to accept by acclamation with a 2nd from Harvey Hetzel, passed unanimously.

NEW BUSINESS:

Voting on the by-laws had much discussion. It was mentioned that a red line version would be nice to see what exactly had changed. Cecelia explained the "big" changes to the by-laws and also explained that sending a red line was cost prohibited. Charlie Hesty questioned why it wasn't put on the website. President Campbell explained the efforts to update the website, so that we can communicate better and post such things as a redline, are in the works, but we have not yet been

able to get those updates and improvements into effect. Julie Fendley was adamant that the changes weren't in favor of the residents. Scott Carter made a motion to table this vote with a second from Harvey Hetzel. This passed.

The selling of the property/relocation was next. Harvey Hetzel mentioned that he would like to split out the vote between the selling of the property and then the building of a new clubhouse. After much discussion it was voted on to table the vote.

NOMINATE AND ELECT BOARD PRESIDENT: A motion to nominate Tim Richardson for President was made by Cecelia Bentz with a second from Rich Brazzale and passed unanimously.

OTHER BUSINESS: Joe reminded everyone to have their dues paid by June 30th. The crowd applauded Joe for his service on the board. The people that showed up late were upset that could not vote. It was explained that registration is cut off so as to allow time to tally proxy votes. With no further business the meeting was adjourned at 3:16pm.