

STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.
(SHPOA)
BOARD OF DIRECTORS MEETING MINUTES
November 19, 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 9:03 a.m. and established a quorum.

APPROVAL OF MINUTES:

Through email, Robbie Boulet made a motion to accept the October 15, 2022, meeting minutes, a second by Rich Brazzale and approved unanimously.

TREASURER'S REPORT:

The treasurer's report ending 10/31/2022 was presented to the Board. The beginning bank balance on 10/01/22 was \$82,190.83 with credits of \$5,793.20 and expenses of \$19,119.63 leaving an ending bank balance of \$68,864.40. The combined CD balance of 10/31/22 is \$200,101.10.

The property collections report for 10/31/2022 was presented for approval. The prior maintenance fees still outstanding are \$74,191.48; prior mowing fees still outstanding are \$12,915.00; current maintenance fees assessed for the 2022/2023 balance are \$42,571.00. Assessment fees in reserve \$9,716.24.

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

Certified Final Demand and Settlement Letters: 84 certified, final demand letters have been sent. We have received 20 of them returned. The rest will be mailed out this next week. Joy made a motion to send out certified letters to owners in Sub II Section 7,8, & 9 who haven't paid their dues. A second from Tim Richardson and passed unanimously.

Liens: 46 current liens in place.

Monthly Payment Plans: None

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

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE: Gina Schafer submitted plans for a fence and the board approved unanimously. A letter will be sent. Property owner, Juan Sanchez, submitted plans for a garage. This was approved unanimously. A letter will be sent.

MAINTENANCE COMMITTEE: The steps going down to the pool are going to need some rock and dirt replaced due to being washed out. We also need to replace the electrical box at the boat ramp as the inside is starting to deteriorate. Tim will speak with Michael Golden about getting this accomplished. The water heater at the pavilion needs replaced, and there will be some electrical work

needed there as well. The steps down to the pavilion have been power washed. The stain will be applied once the weather stays warm.

Mowing Deed Restriction Letters:

Non-Mowing Deed Restriction Letters:

Sub II Boat Ramp:

Sub III Boat Ramp:

ASSESSMENT COMMITTEE: Playground equipment is due to be delivered the Friday after Thanksgiving. Rich put the equipment on his credit card, and we will reimburse him after the delivery. Robert is going to look into assembling for us. Chris also has a guy that can be recommended if needed.

NOMINATING COMMITTEE: There will be 3 Directors positions to fill for the upcoming year. Ceceila Bentz, Chris Crowell and Tim Richardson's terms are up. Yearly summaries are due to Kristie by the January meeting.

LITIGATION: Still waiting on a date to meet with the judge concerning Sub II, 7,8, and 9

SMALL CLAIMS: Nothing to report

OLD BUSINESS: No old business.

NEW BUSINESS: There was much discussion about the enforcing of the deed restrictions. There have been complaints about a semi-truck being parked in the subdivision, trash piled up at homes and vehicle barns being used for storage with unappealing effects on the neighborhood. These are all issues that will need to be addressed at our annual meeting along with consequences of not adhering to the restrictions.

A motion to adjourn was made by Robbie Boulet and a 2nd by Tim Richardson. The meeting was adjourned at 9:58am.

Next Regular Meeting – January 21, 2023, at 9 a.m.