

STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
February 17, 2026

Board Members Present:

Joe Campbell
Shawn Harvey-Absent
Ellen Fendley-Absent
Juli Fendley-Absent
Michael Golden-Absent
Jerry Atkinson

Bookkeeper:

Teresa Eddinger

President Joe Campbell called the Board meeting to order at 9:02 a.m. and established a quorum.

APPROVAL OF MINUTES:

Minutes from the Board Meeting held on January 17, 2026. Motion to accept made by Mike Golden, seconded by Jerry Atkinson, motion carried.

TREASURER REPORT:

Treasurer's Report (as of January 31, 2026):

\$9,815.50 beginning bank statement balance (01/01/26)(Bank of SJC)
+ 1.04 plus interest (annual rate 0.15%)
<\$2,675.89> expenses (checks cleared)
+ \$-0- deposited
=\$7,140.65 Reconciled Balance - General Fund (as 01/31/26) (Bank of SJC)
+ \$100.00 Assessment Fee (2023) bank statement balance (as of 01/31/26) (no increase for month]
+ \$157,473.76 CDs (Vera Bank as of 1/31/26)
\$261.11 beginning bank statement balance (01/01/2026) (Vera Bank)
<\$-0-> expenses (checks cleared)
+ \$-0- deposited
=\$261.11 Reconciled Balance - General Fund (as 01/31/26)
= \$164,975.52 Total SHPOA Funds (as of 01/31/26) [\$167,650.37 at the end of December]
= <\$2,674.85> Change in Position from November 30, 2025

Financials were accepted as is.

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

- Neuwirth, Slaughter & Associates have completed the Annual Compilation, Year-End Financials, and has filed the 1120 Tax form. No taxes were due.

Certified Final Demand and Settlement Letters:

Have gone out as of 12-15-25

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE REPORT:

Motion made by Mike Golden, seconded by Jerry Atkinson to approve the fence permit for Edgar Schaffer.

MAINTENANCE COMMITTEE REPORT:

Jerry will report on deed restriction violations at the next meeting.

NOMINATING COMMITTEE REPORT:

There was nothing new to report from the nominating committee.

OLD BUSINESS:

An appointment time will need to be set up at next meeting to have someone be at the office for installation of the internet.

NEW BUSINESS:

Discuss the possibility of using a Collection Agency at next meeting.

DISCUSSION ABOUT LAYOUT OF PAVILLION CONSTRUCTION:

Board will continue to evaluate the best placement based on current plans, costs would be around \$68,000.00 without electricity, plumbing, etc. The board will continue to look at bids before Annual Meeting. Juli will also contact her contractor about bids.

Mike Golden made a motion to adjourn the meeting. Jerry Atkinson seconded the motion and the Board approved. The Board meeting adjourned at 9:56 a.m.

NEXT REGULAR MEETING: March 21, 2026, AT 9:00 A.M.