

STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
March 21, 2026

Board Members Present:

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

Bookkeeper:

Teresa Eddinger

President Joe Campbell called the Board meeting to order at 9:07 a.m. and established a quorum.

APPROVAL OF MINUTES:

Minutes from the Board Meeting held on February 21, 2026. Motion to accept made by Mike Golden, seconded by Jerry Atkinson, motion carried.

TREASURER REPORT:

Treasurer's Report (as of February 28, 2026):

\$7,140.65 beginning bank statement balance (02/01/26)(Bank of SJC)

+ .64 plus interest (annual rate 0.15%)
<\$2,226.75> expenses (checks cleared)
+ \$-0- deposited
=\$4,914.54 Reconciled Balance - General Fund (as 02/28/26) (Bank of SJC)
+ \$100.00 Assessment Fee (2023) bank statement balance (as of 02/28/26) (no increase for month]
+ \$158,136.36 CDs (Vera Bank as of 02/28/26)
\$261.11 beginning bank statement balance (01/01/2026) (Vera Bank)

<\$-0-> expenses (checks cleared)

+ \$1,973.90 deposited
=\$2,235.01 Reconciled Balance - General Fund (as 02/28/26) (Vera Bank)
= \$165,385.91 Total SHPOA Funds (as of 02/28/26) [\$167,650.37 at the of end December]
= <\$2,264.46> Change in Position from January 31, 2026

Motion made by Juli Fendley, seconded by Ellen Fendley to approve the cashing in of one of the \$25,000.00 CD's held at Vera Bank and deposit into the general fund at Vera Bank. Motion carried.

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:

No new architectural approvals at meeting time.

MAINTENANCE COMMITTEE REPORT:

Deed Restriction Violations: In January Jerry sent out two deed restriction violations for the following properties:

Sub III, Lot (s) 22 and 19 Article #1 Paragraph #1.01

Sub II, Lot (s) 588, 589 Article #2, Paragraph #2.04

As of meeting date, no compliance has been made. Jerry will send out another letter to the above property owners.

Linda Diane Lucario Sub III will receive a new deed restriction violation asking for her to get her lot cleaned up.

OLD TIRES IN RAVINE IN SUB III: As of meeting date, 150 tires were removed from the ravine with the help of Joe Campbell, Rich Brazzele, Jerry Atkinson, and Mike Golden over a period of 3 days. A big shout out to those that helped with this huge job. The remaining tires in the ravine will have to remain there, the property owners that were there trying to do this job were run off of the property by the property owner with the ravine behind his house. (Tim Richardson).

NOMINATING COMMITTEE REPORT:

There was nothing new to report from the nominating committee. The following board members will be leaving the board this term: Joe Campbell, Ellen Fendley, Mike Golden. There will be 3 positions available for voting at the annual meeting.

OLD BUSINESS:

Shawn Harvey provided a Wi-Fi hotspot for SHPOA to use as needed for monthly board meetings, etc.

NEW BUSINESS:

Monthly mowing contract will begin in March.

All information for the Annual Newsletter will need to be given to Teresa by April 15th at the latest.

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.

Juli Fendley made a motion to adjourn the meeting. Shawn Harvey seconded the motion and the Board approved. The Board meeting adjourned at 10:32 a.m.

NEXT REGULAR MEETING: April 18, 2026, AT 9:00 A.M.