(SHPOA)
BOARD OF DIRECTORS MEETING MINUTES
June 21, 2025

Board Members Present:
Joe Campbell-President
Jerry Atkinson-Vice-President/Architectural Committee
Shawn Harvey-Asst. Architectural Committee
Rich Brazzale-Proxy to Mike Golden

Bookkeeper:
Teresa Eddinger

Admin Asst:
Lisa Richardson-Absent

President Joe Campbell called the Board meeting to order at 9:05 a.m. and established a quorum. Rich Brazzale was absent but assigned his proxy to Mike Golden. This month's meeting was held at the Clubhouse in Sub III.

APPROVAL OF MINUTES:
Through earlier email, motions to accept Minutes from May's Board meeting, and the Annual Meeting were approved unanimously.

NEW BUSINESS: Election/Appointment of new board members:
Joe Campbell nominated Jerry as Vice-President, seconded by Ellen Fendley – nomination carried unanimously
Mike Golden will serve as Maintenance Chair
Julie Fendley will serve as Nominating Chair
Ellen Fendley will serve as Secretary/Treasurer
All new board members were elected by acclamation.

Bank Signature Cards: Teresa will prepare a letter to the bank with all board members listed for signing up at the bank for signature cards. Joe Campbell will also take a copy of the minutes of the meeting if necessary. It was agreed that all board members would be on the signature cards at both banks.

TREASURER'S REPORT
(as of May 31, 2025)

$13,971.92 beginning bank statement balance (05/01/25) (Bank of SJC)

+ 1.40 plus interest (annual rate 0.15%)

<$3,330.48> expenses (checks cleared)

+ $-0- deposited

=$10,642.84 ending bank statement balance (05/31/25)

=$10,642.84 Reconciled Balance - General Fund (as 05/31/25) (Bank of SJC)

+ $8,529.79 Assessment Fee (2021) bank statement balance (as of 05/31/25) [no increase for month]

+ $1,347.00 Assessment Fee (2023) bank statement balance (as of 05/31/25) (no increase for month]

+ $150,000.00 CDs (separate bank as of 12/31/24)

$7,310.72 beginning bank statement balance (05/01/25) (Vera Bank)

<$1,363.50> expenses (checks cleared)

+ $19,799.90 deposited

=$25,747.12 ending bank statement balance (05/31/25)

=$25,747.12 Reconciled Balance - General Fund (as 05/31/25) (Vera Bank)

= $196,266.75 Total SHPOA Funds (as of 05/31/25) [$181,159.43 at the end of April]

= <$15,107.32> Change in Position from April 30, 2025
Financials were approved as presented

<u>Liens</u>: 90 current liens filed

Teresa will prepare a list to present to the board of people that are still on our books from Sub 7, 8, and 9 that still have a balance owing. This will determine if these amounts should be written off.

Motion made by Julie Fendley, seconded by Jerry Atkinson to make an offer to Michael Hamrick which owes $1,159.90 and no longer owns the property, that the board would take $1,000.00 if paid within 30 days. Teresa will send a certified letter to him with the board's decision.

Motion made by Jerry Atkinson, seconded by Mike Golden to include the P & L and Balance Sheet back to the financial package presented monthly at the board meetings. Motion carried

Teresa will add Ellen Fendley to the Quickbooks online.

Two of the $50,000.00 CD's are up for renewal on 6/24/25 upon (unanimous) approval of the Board of Directors, they will be renewed by Joe Campbell and Jerry Atkinson for an additional three (3) months.

Motion made by Julie Fendley, seconded by Shawn Harvey to have the water service reconnected at the clubhouse only. Teresa will get the information to Shawn to make the call to LLW & SC.

Motion made by Jerry Atkinson, seconded by Mike Golden to move both of the assessment fund monies to the general fund to reimburse for assessment expenses paid out of general fund. Motion carried.

<u>COMMITTEE REPORTS</u>:

<u>ARCHITECTURAL COMMITTEE</u>:
There are several residents in Sub III that are concerned with the barndominium that was recently built. The owner has assured the Board that the house portion will be covered in siding over the metal that is currently there. As of meeting date, owner has done nothing. Jerry Atkinson requested that he send an email out to give him a time line of 14 days to notify the board what material he will be using for siding and then 60 days to complete before the board would take legal action.

<u>MAINTENANCE COMMITTEE</u>:

Sub II & Sub III: The new gate card reader has been installed, and we have received the 500 cards. The board is currently working on a plan to hand the new cards out to the Property Owners at different times on the weekends.

NOMINATING COMMITTEE: Nothing new to report.

DR ENFORCEMENT MATTERS:
Motion made by Shawn Harvey, seconded by Ellen Fendley to drop the current lawsuit against the Burke's. Motion carried.

OLD BUSINESS:
A new A/C unit was purchased and installed at the clubhouse.

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The meeting was adjourned at 11:38 a.m.

Next Regular Meeting – July19, 2025, at 9 a.m.
Location Clubhouse