

**(SHPOA)**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**April 19, 2025**

**Board Members Present:**

Joe Campbell  
Jerry Atkinson  
Chris Crowell  
Rich Brazzale  
Cecelia Bentz

**Bookkeeper:**

Teresa Eddinger

**Admin Asst:**

Lisa Richardson

President Joe Campbell called the Board meeting to order at 8:51 a.m. and established a quorum. This month's meeting was held at the Clubhouse in Sub III.

**APPROVAL OF MINUTES:**

Through earlier email, motions to accept Minutes from March's Board meeting, as amended by Cecelia Bentz, were approved unanimously by the Board.

**TREASURER'S REPORT:**

**(as of March 31, 2025):**

\$16,762.31 beginning bank statement balance (03/01/25)  
+1.17 plus interest (annual rate 0.15%) included in balance above  
<\$13,341.63> expenses (checks cleared)  
+1,497.67 deposited  
=\$4,918.35 ending bank statement balance (03/31/25)  
**=\$4,918.35 Reconciled Balance – General Fund (as 03/31/25)**  
+8,529.79 Assessment Fee (2021) bank statement balance (as of 03/31/25) [no increase for month]  
+16,347.00 Assessment Fee (2023) bank statement balance (as of 03/31/25) [no increase for month]  
+154,003.56 CDs (separate bank as of 12/31/24)  
+2,652.15 Vera Bank account  
=186,450.85 Total SHPOA Funds (as of 03/31/25) [\$195,262.75 at the end of February]  
Petty Cash on Hand \$80.00  
=<\$8,811.90> Change in Position from February 28, 2025

The two maturing cd's have been renewed at Vera Bank and Bank.

Teresa will send all 2024/2025 fiscal year financial information to the CPA for creation and certification of the Profit & Loss Statement and Balance Sheet. Teresa will urge that those financial statements be certified by the CPA prior to the May annual meeting.

Discussion was had regarding writing off certain aged, outstanding maintenance and assessment fees as bad debt (for properties that were sold and are no longer owned by the non-paying owners). Teresa will investigate and report to the Board how many of the aged receivables fall into this category.

**Liens:** 89 current liens filed

**COMMITTEE REPORTS:**

## ARCHITECTURAL COMMITTEE:

A property owner who previously requested approval for construction of a new home still has not indicated what kind of siding he will be using. Chris will send him a letter as a reminder that the ACC needs to know this information before approving the requested construction. No new requests for approval have been submitted to the ACC.

## MAINTENANCE COMMITTEE:

Sub II: Rich is waiting for a formal proposal for the card reader for Sub II gate.

Joe will be calling our tree guy, Robert to cut down 2 trees that need to come down in the boat launch area.

Sub III: A top priority for the Board is to purchase card readers and have them installed at the Sub II and Sub III boat launch gates, with both using the same card key already held by property owners. The Board would prefer to use the same vendor for both gates.

Jerry toured the various problem sites around Sub III that had been identified for major repairs by previous Board members. It was determined that the bulkhead does not need to be replaced at this time. All the rock that is there already will be used to fill in various low washed-out areas. Repair projects, including the bulkhead, the Elm Street Pond (aka "Harvey's Pond") and the Mirror Lake, are being assessed by Raymond Pickney. Joe will get a proposal for all work to be done and submit it to the Board for approval. It is the current opinion that only minor work needs to be done, mainly the drainpipes for both lakes and the spreading of the rock at the bulkhead.

Based on Jerry's investigation, the Board has identified a few projects for future attention: getting the electricity pole moved closer to the Sub III gate for safety reasons; filling in an area where concrete has been washed out near the Sub III launch; and re-posting the notice sign that was formerly on the fence, but has come down.

NOMINATING COMMITTEE: As of the time of the April meeting, there is still one Director position without a candidate for the annual meeting.

DR ENFORCEMENT MATTERS: Pending litigation was briefly discussed. The Board's position will be formalized and any further action will be taken after the new Board is put in place in May. Cecelia will also follow up on the status of other violation letters sent out previously.

## OLD BUSINESS:

It was determined that the partial reimbursement amount spent by SHPOA to further update the Sub II boat launch area was an expense of the Sub II boat launch special assessment account.

It was decided that instead of turning the water back on and hiring a person to clean the pavilion bathrooms, a Honey Pot would be rented for the clubhouse area use for the time being.

Annual meeting: Pearls in the Pines has been reserved and is paid up for the annual meeting on May 18, 2025. Joe will line up a PA system for the meeting. If refreshments are to be provided, we must notify Pearls in the Pines.

Newsletter and ballot: The newsletters and invoices for maintenance fees have been mailed to all property owners on April 18, 2025.

The meeting was adjourned at 11:39 p.m.

**Next Regular Meeting – May 17, 2025, at 9 a.m.  
Location TBD**