

STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
April 18, 2026

Board Members Present:

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

Bookkeeper:

Teresa Eddinger

President Joe Campbell called the Board meeting to order at 9:05 a.m. and established a quorum.

APPROVAL OF MINUTES:

Minutes from the Board Meeting held on March 21, 2026. Motion to accept made by Juli Fendley, seconded by Jerry Atkinson, motion carried.

TREASURER REPORT:

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

\$4,914.54 beginning bank statement balance (03/01/26)(Bank of SJC)
+ .59 plus interest (annual rate 0.15%)
<\$708.47> expenses (checks cleared)
+ \$-0- deposited
=\$4,206.66 Reconciled Balance - General Fund (as 03/31/26) (Bank of SJC)
+ \$100.00 Assessment Fee (2023) bank statement balance (as of 03/31/26) (no increase for month]
+ \$132,808.57 CDs (Vera Bank as of 03/31/26)
\$2,235.01 beginning bank statement balance (03/01/2026) (Vera Bank)
<\$987.00> expenses (checks cleared)
+ \$28,605.47 deposited
=\$29,853.48 Reconciled Balance - General Fund (as 03/31/26) (Vera Bank)
= \$166,968.71 Total SHPOA Funds (as of 03/31/26) [\$165,385.91 at the of end February]
= <\$1,582.80> Change in Position from February 28, 2026

Treasurer's Report was accepted as presented.

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

- Neuwirth, Slaughter & Associates will complete the Annual Compilation, Year-End Financials, and will file the 1120 Tax form. Teresa will email Julie at the CPA's office to let her know to start the process.

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, compliance is continuing to be worked on by the property owner.

OLD TIRES IN RAVINE IN SUB III: As of meeting date, 154 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:

Motion made by Jerry Atkinson, seconded by Juli Fendley to remove the Honey Bucket at the Sub III boat ramp. Motion carried

NEW BUSINESS:

Monthly mowing contract has begun in March.

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

Juli Fendley made a motion to adjourn the meeting, seconded by Jerry Atkinson. The Board meeting adjourned at 9:52 a.m.

NEXT REGULAR MEETING: May 16, 2026, AT 9:00 A.M.