

**STEPHENS HILLS PROPERTY OWNERS' ASSOCIATION, INC.**  
**(SHPOA)**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**April 20, 2024**

**Board Members Present:**

Joe Campbell  
Rich Brazzale  
Tim Richardson  
Joy DeRaimo  
Cecelia Bentz  
Robbie Boulet

**Admin Assistant:**

Kristie Fraga

**Bookkeeper:**

Teresa Eddinger

President Joe Campbell called the Board meeting to order at 9:00 a.m. and established a quorum.

**APPROVAL OF MINUTES:**

Through email, Rich Brazzale made a motion to accept, with changes submitted by Cecelia Bentz, the March 16, 2024, meeting minutes a second by Cecelia Bentz, and approved unanimously.

**TREASURER'S REPORT:**

The treasurer's report ending 3/31/2024 was presented to the Board. The beginning bank balance on 3/01/2024 was \$99,178.17 with credits of \$1,511.80 and expenses of \$2,037.10, leaving an ending bank balance of \$98,652.87. The CD balance as of 3/31/2024 is \$100,907.19.

The property collections report for 3/31/2024 was presented for approval. The prior maintenance fees still outstanding for 3/31/2024 are \$82,569.36; prior mowing fees still outstanding are \$10,215.00; current maintenance fees assessed for the 2023/2024 balance are \$28,788.37. Assessment fees in reserve \$16,736.72.

Teresa will follow up again with SHECO about removing the dead trees near the power lines.

Joe went to court over the Great Southern Mortgage lien. Kerry Hagan ended up representing him before Judge Kitchens. The property is going to go to a tax sale and SHPOA probably won't see any of the money.

Teresa got the statements in the mail on Monday, April 15<sup>th</sup>.

Teresa will be ordering some more deposit slips.

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

**Certified Final Demand and Settlement Letters:**

**Liens:** 83 current liens in place

**Monthly Payment Plans:** None

**COMMITTEE REPORTS:**

**ARCHITECTURAL COMMITTEE:** Nothing has been submitted.

**MAINTENANCE COMMITTEE:** Robbie will get a new A/C for the clubhouse. Robbie will also order rock from Vulcan for the Sub III boat ramp. Tim reported that the repairs to the Mirror Lake Dam are holding great. The contractor that did the work also checked on the dam and was pleased with the way it is working. There is no water at the pavilion due to a water leak. Robbie will look into getting this fixed.

Mowing Deed Restriction Letters:

Non-Mowing Deed Restriction Letters:

Sub II Boat Ramp:

Sub III Boat Ramp:

ASSESSMENT COMMITTEE: Nothing to report.

NOMINATING COMMITTEE: Nothing to report

OLD BUSINESS: Joe mentioned again about our website being up to date. Tim Richardson mentioned that Charley Hesty might be interested in taking on that challenge. Tim will talk to her and see if she is still interested. We may have to start from scratch with a new website.

NEW BUSINESS: The newsletters were mailed on April 19<sup>th</sup>.

Rich Brazzale mentioned looking at the deed restrictions concerning room additions and repairs and modifications.

Joe mentioned some dead trees on a owner's property that will need to be cut down because if they fall, they will land across the road. The lots are owned by 2 different people. Rich shared that the local EMS is having a pancake breakfast on May 11<sup>th</sup>.

Joe will get the cookies, water and ice. Ceceila will bring an ice chest.

A motion to adjourn was made by Rich Brazzale and a 2<sup>nd</sup> by Joy DeRaimo. The meeting was adjourned at 9:42am.

**Next Regular Meeting – May 18, 2024, at 9 a.m.**