

**STEPHENS HILLS PROPERTY OWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**May 3, 2015**

**Board Members Present:**

Darrell Doyle  
Glorian Drews  
Juli Fendley  
Michael Golden  
Mary Ann York

**Accountant:**

Teresa Soape

**Administrative Assistant:**

Debbie Ford

**Absent:**

Tim Ford  
Andrea Smith

Vice-President Juli Fendley called the Annual Board Meeting to order at 1:00 p.m. She welcomed everyone, and thanked them for being at the meeting. A quorum was established, and Vice-President Fendley informed the SHPOA property owners of the Rules of Order. She introduced the Board members, accountant and administrative assistant, and thanked them for the work they have done this past year. She shared news regarding projects that have either have been completed, or are in process. She thanked Annette Proffer for helping to keep SHPOA members informed through email correspondences.

**MINUTES FOR MAY 4, 2014 ANNUAL MEETING:**

Vice-President Juli Fendley called for questions on the minutes from the May 4, 2014 Annual Board Meeting. There were no questions from the property owners and a motion was made by Mr. Steve Otis to approve the minutes. The motion was seconded by Mrs. Charline Smith and carried unanimously.

**GUEST:**

Vice-President Fendley welcomed Constable Alvin Wyatt and invited him to speak to SHPOA members. Constable Wyatt thanked the Board for inviting him to the meeting. He announced that animal control has been moved to the sheriff's department and reminded everyone that the county does have a leash law. He said he would bring a copy of the animal control laws to the SHPOA office. Constable Wyatt left business cards with his phone number and email address. He said to leave a message if he is unable to answer and he will return calls as-soon-as possible. If there is an immediate law enforcement need for help contact the sheriff's department.

**TREASURER'S/BUDGET REPORT:**

A copy of the 2014-2015 treasurer's report was passed out at the meeting. Vice-President Fendley asked members if they had had an opportunity to review the report and called for any questions. Bud Daugherty questioned the Profit and Loss figures; specifically profit and loss versus actuals. Darrell Doyle explained that the over and under columns needed to be corrected, but that the expenses are accurate. An issue with QuickBooks where an expense was made, but no budget was included, did not carry over to the "Budget Over" column. This caused the report to look like the "Budget Over" column did not add up. SHPOA also had a large expense of \$30,000 written off when Sub IV seceded. There were no other questions from the floor. Mr. Steve Otis made a motion to approve the treasurer's report. The motion was seconded by Mrs. Charline Smith. The majority of property owners approved the treasurer's report with the exception of Bud Daugherty and Don Leedy who voted against.

A copy of the 2015-2016 proposed annual budget was included in the 2015 Spring Newsletter and handed out at the meeting. Vice-President Juli Fendley called for questions regarding the budget. Bud Daugherty and Don Leedy went on record to say that they would not vote in favor of the

proposed new budget until the 2014-2015 treasurer's report questions were answered to their satisfaction. There were no other questions from the floor and Mr. Harvey Hetzel made a motion to approve the 2015-2016 budget. The motion was seconded by Ms. Jeanine Boss. The majority of the property owners approved the 2015-2016 budget with the exception of Bud Daugherty and Don Leedy who voted against.

### **PRESIDENT'S REPORT:**

Vice-President Fendley announced that the Board will continue to aggressively pursue collections. She discussed that collections this past year have helped to complete several repairs and projects. Some collections (as high as \$4,000.00) came through the court system. She explained that SHPOA offers a payment plan. The Board has been working with existing property owners, who are in good standing, to reduce the balances due when they purchase a lot where the previous owner did not pay their fees. They would also be held responsible for annual dues moving forward.

### **COMMITTEE REPORTS:**

Vice-President Fendley explained that the maintenance committee is being aggressive about sending deed restriction letters where there are downed trees. She said that SHPOA has a no-mow list for those who do not wish to have fire mowing completed on their property in the spring and fall. Contact Maintenance Chair Mike Golden if they wish to be added to the list. She stipulated that the upkeep of lots is the responsibility of the individual property owners.

Legal Chair Darrell Doyle updated members on the Heddins lawsuit. He announced that the lawsuit is scheduled for court on May 8. He voiced his concern that the Heddins' have hired a new attorney and a new judge has been assigned. He invited property owners to attend. SHPOA has hired attorneys to have the tax amount lowered and to collect legal fees from the Heddins. Bud Daugherty asked if there was basis for fraud claim and Mr. Doyle answered no. This answer was based on legal discussions with our lawyers about intent.

### **ELECTION OF DIRECTORS FOR 2015-2016:**

Vice-President Juli Fendley introduced the current incumbent nominee, Glorian Drews. She announced that legal chair Darrell Doyle would not be seeking re-election but that he would continue to volunteer and help with any legal matters. Treasurer Andrea Smith will not be seeking re-election. Vice-President Fendley introduced two new candidates; Ellen Fendley (explaining there is no biological relationship) and Scott Carter. She invited them to speak to the audience. Mr. Carter shared his background as a real estate attorney in California. He is looking forward to becoming familiar with Texas laws in order to help the Board and hopes to enjoy many improvements. He introduced his wife, Gretchen, and said that they hope to live here permanently by September. Mrs. Charline Smith made a motion to close the nominations and elect all candidates by acclamation. The motion was seconded by Mr. Harvey Hetzel and carried unanimously.

### **NEW BUSINESS:**

#### **NOMINATE AND ELECT BOARD PRESIDENT:**

Vice-President Juli Fendley recommended Tim Ford as president. Mr. Steve Otis made a motion to elect Tim Ford, by acclamation, as President of the Board. The motion was seconded by Mr. Fred Gundermann and carried unanimously.

#### **DISCUSSION/VOTE FOR BY-LAWS:**

Vice-President Juli Fendley announced that the SHPOA By-Laws have been updated according to newer state laws. The changes were made and approved by the Board for presentation and member approval during annual meeting. She presented each page and requested any changes and/or input.

Two minor changes were requested; page one - Mrs. Charline Smith stated that Article II, Section 7 - "...in good standing" needed to be replaced with "Voting Member" and Mr. James Fendley noted on page five that three-fourths (3/4) should be deleted and replaced with two-thirds (2/3). Michael Brooks made a motion to accept the updated By-Laws after the changes were completed. James Fendley seconded the motion and the updated By-Laws were approved unanimously.

**DISCUSSION/VOTE FOR RULES AND REGULATIONS:**

Vice-President Juli Fendley announced that the SHPOA Rules and Regulations have been updated. Some of the wording has been changed by taking out capitalized and bolded statements as well as other cosmetic changes. Mr. Ed Bowman was concerned about having the swimming pool closed on Mondays (rather than Thursdays) for cleaning since many holiday weekends include Monday. Vice-President Fendley explained the schedule and said that the pool cleaners would make an exception on holiday weekends. Mr. Scott Carter suggested that under "Boat Launches" (page 2, D, #1) the wording should be changed from "No camping or campfires..." to "No camping or open fires..." and Ms. Elise Gibson asked to have "...except in designated burn pit." added at the end of the sentence. Ellen Fendley made a motion to accept the updated Rules and Regulations after the changes were completed. Kim Chatman seconded the motion and the updated Rules and Regulations were approved unanimously.

**PROPERTY LINES AND DEED RESTRICTIONS:**

Two questions were raised by Mr. Tom Barnes regarding deed restrictions. His first question was whether or not there is a regulation on how close a fence or bushes can be placed from a property line. Vice-President Fendley answered that a fence or bushes/shrubs can be put on the property line. In the second question Mr. Barnes asked if SHPOA makes sure a new resident gets a copy of the deed restrictions. Vice-President Fendley answered that the deed restrictions are available at the office and on the SHPOA website.

A motion was made by Mr. Michael Brooks to adjourn the meeting. The motion was seconded by Mr. Danny Boss and approved by the SHPOA members. The meeting was adjourned at 1:56 p.m.