

STEPHENS HILLS PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
May 7, 2017

Board Members Present:

Tim Ford
Scott Carter
Glorian Drews
Ellen Fendley
Juli Fendley
Michael Golden
Mary Ann York

Accountant:

Teresa Soape

Administrative Assistant:

Debbie Ford

President Tim Ford called the Annual Board Meeting to order at 1:02 p.m. After the Pledge of Allegiance he welcomed everyone and thanked them for being at the meeting. A quorum was established; President Ford informed the SHPOA property owners of the Rules of Order, and assigned Glorian Drews as the time keeper. He introduced the Board members, accountant and administrative assistant, and thanked them for the work they have done this past year. He also recognized several SHPOA members who volunteered their services throughout this past year; Wes Wodahl, Alvin Pyle and Joe Campbell for helping to keep their subdivisions maintained; Annette Proffer for keeping members informed through her email correspondences; Wayne Faircloth for setting up his sound system during the annual meetings; Darrel Doyle for maintaining the SHPOA website, and our local public officials for all that they do. President Ford introduced the volunteers who serve on the assessment committee; Gretchen Carter, Alvin Pyle, Ellen Fendley, Wes Wodahl and the committee chair, Glorian Drews, and thanked them for their time and commitment.

MINUTES FOR MAY 15, 2016 ANNUAL MEETING:

President Tim Ford called for corrections or questions on the minutes from the May 15, 2016 Annual Board Meeting. There were no questions from the property owners and a motion was made by Gretchen Carter to approve the minutes. The motion was seconded by Robert Laughlin and approved by a majority vote of the members.

GUESTS:

President Ford welcomed Judge Greg Magee and Deputy Constable Tammy Currie, thanking them for their public service.

TREASURERS' REPORT/BUDGET REPORT:

Copies of the 2016-2017 treasurers' report were made available at the meeting. President Ford asked members if they had had an opportunity to review the report and called for any questions.

- Steve Otis asked why the actuals were not included in the newsletter. Treasurer Ellen Fendley explained that the report was not completed before the newsletter was published. President Ford further explained that there is a timeline for having the newsletter published and mailed, along with the proxies, before the annual meeting occurs.
- Gretchen Carter asked if a balance sheet was available and Teresa Eddinger passed the information out to the audience.
- Ellen Fendley told the members that the gross profits on the report look overinflated because bad debt that cannot be collected has been cleared from the books. The financial report was accepted by the President as submitted.

Members were reminded to see a copy of the 2017-2018 proposed annual budgets at the back of the 2017 Spring Newsletter. President Tim Ford called for questions regarding the budgets. There were

no questions from the floor and Alvin Pyle made a motion to approve the 2017-2018 budgets. The motion was seconded by Wes Wodahl and approved by a majority vote of the members.

PRESIDENT'S REPORT:

President Ford discussed the many issues regarding the swimming pool. He referred to the list of reasons addressed in the newsletter explaining that safety is foremost in the minds of the Board. He discussed the Board's intent to continue to work on an assessment to build or renovate the pool.

COMMITTEE REPORTS:

Refer to the newsletter for committee reports.

ELECTION OF DIRECTORS FOR 2017-2018:

President Ford introduced the current incumbent nominees and a new nominee, Wes Wodahl, and asked if there were any other candidates, or write-in candidates. When none were presented, President Ford asked the audience for a motion to elect the nominees. Harvey Hetzel requested to hear a statement from each candidate on their position regarding the swimming pool.

- Glorian Drews (incumbent): Ms. Drews said her hope is to get the pool fixed; cost would be to preserve and save what we have.
- Wes Wodahl (candidate): Mr. Wodahl's goal is to continue to work with the assessment committee to keep the pool for everyone's enjoyment even though it will cost money.
- Ellen Fendley (incumbent): Ms. Fendley said we should keep the pool; make it safe to enjoy. It is an asset worth keeping but will take money and time and she hopes it will be completed sooner rather than later.

Harvey Hetzel made a motion to close the nominations and elect all candidates by acclamation. The motion was seconded by Robert Laughlin and approved by a majority vote of the members.

NEW BUSINESS:

NOMINATE AND ELECT BOARD PRESIDENT:

President Ford announced it was time to nominate and elect a new president. He thanked the Board and members for their continued support throughout his years as president. He said that collections are the Board's biggest problem and volunteers are always helpful. President Ford recommended Juli Fendley to take the president's position. Joyce Riggins made a motion to nominate Juli Fendley as the Board President. The motion was seconded by Mary Ann York and approved by a majority vote of the members.

President Juli Fendley said she will give it her all to do her best. She will delegate authority but not responsibility.

Mr. Ford asked the audience to think about running for the board in the future, and thanked them again for their support.

OTHER BUSINESS:

- Darrel Doyle had additional questions regarding the swimming pool and deed restrictions. Mr. Doyle specifically requested information on the Chapter 211 votes. Mr. Ford gave a brief explanation on what the votes will mean for SHPOA.
- Steve Otis said he felt the Chapter 211 process was presented poorly and that many people did not understand it. He felt it would have been a better forum if the process had been discussed at this or another meeting. One vote per family is wrong legislation.

- President Juli Fendley explained the state law vote per property owner is strictly for the Chapter 211 and amended deed restrictions; not the assessment fee. The assessment fee has not been determined per lot or lot owner at this time. She further explained that the deed restrictions only address dues; not other items that need to be changed.
- Judge Greg Magee made a public announcement reminding the audience that hurricane season is less than a month away. Be sure to have at least three days worth of supplies, water, food, and first aid items.
- Scott Carter announced he is moving on and thanked the Board for the time he spent with them. He said he was glad Wes Wodahl decided to run for his vacant position. He appreciates volunteers for their commitment and joined the local volunteer fire department.
- President Juli Fendley asked the members if there was additional new business.
- Alvin Pyle has an issue with a new home that has been built in his subdivision and shared a list of his complaints. Mr. Ford said this discussion should be presented at the next regular board meeting rather than the annual meeting since it does not affect all of SHPOA.
- Steve Otis asked for an update on the Heddins trial. Mr. Ford said SHPOA has won the case and that there would be no further appeals. SHPOA's attorney has filed for attorney's fees to be refunded. Mr. Otis asked if there were any plans for the property. Mr. Ford said the Board is open to ideas. President Fendley invited Mr. Otis to head a committee to research ideas for the property; possibly a boat dock over the water, and present the information to the Board for discussion.
- Dawn Fink raised the question of a timeframe to have a swimming pool; would it be next year? President Juli Fendley is hopeful that it can be done; amending the deed restrictions and passing an assessment will have to come first.

A motion was made by Darrell Doyle to adjourn the meeting. The motion was seconded by Steve Otis and approved by the members. The meeting was adjourned at 2:00 p.m.