

STEPHENS HILLS PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
May 20, 2018

Board Members Present:

Juli Fendley
Glorian Drews
Ellen Fendley
Tim Ford
Mary Ann York

Accountant:

Teresa Soape

Administrative Assistant:

Debbie Ford

Absent:

Michael Golden; proxy to Tim Ford
Wes Wodahl; proxy to Tim Ford

President Juli Fendley called the Annual Board Meeting to order at 1:24 p.m. After the Pledge of Allegiance she welcomed everyone and thanked them for being at the meeting. A quorum was established; President Fendley informed the SHPOA property owners of the Rules of Order, and assigned Glorian Drews as the time keeper. She introduced the Board members, accountant and administrative assistant, and thanked them for the work they have done this past year. She also recognized and thanked several SHPOA members who volunteered their services throughout this past year; Joe Campbell, Wes Wodahl, Darrell Doyle and Annette Proffer. President Fendley announced that a list was available for property owners to update their contact information.

MINUTES FOR MAY 7, 2017 ANNUAL MEETING:

President Juli Fendley called for corrections or questions on the minutes from the May 7, 2017 Annual Board Meeting. There were no questions from the property owners and a motion was made by Charlene Smith to approve the minutes. The motion was seconded by Mary Markworth and approved by a majority vote of the members.

GUESTS:

President Fendley welcomed Judge Greg Magee and Constable Alvin Wyatt and thanked them for their public service. She invited Judge Magee and Constable Wyatt to speak to the audience.

Constable Wyatt said that there are no serious problems to report in the area at this time, and remember to watch out for one another.

Judge Magee told the audience that he will continue to do his best to serve the public. He reminded everyone that an important runoff election is scheduled for the district judge position and encouraged everyone to vote.

TREASURER'S REPORT/BUDGET REPORT:

President Fendley called for questions regarding the treasurer's report. There were no questions from the audience.

President Fendley called for questions regarding the 2017-2018 profit and loss report and the proposed budget for 2018-2019. There were no questions from the floor. Tim Ford made a motion to approve the 2017-2018 profit and loss report, and the proposed budget for 2018-2019. The motion was seconded by Mary Ann York and approved by a majority vote of the members.

PRESIDENT'S REPORT:

President Fendley asked members if they had any questions regarding the President's Report. Resident Michael Brooks asked President Fendley to explain the comment she made about

“policing” your neighborhood in her newsletter article. He believes that “policing” one another would cause a great deal of hostility among neighbors. In addition, Mr. Brooks complained about the process in which the deed restrictions are being updated, specifically the addition to allow assessments. He suggested that other methods should be used in order to finance repairs to the swimming pool and projects.

President Fendley explained the roles of the board; resolving issues through writing letters and sometimes having to go to court. She also explained that this has been in the newsletter previous to the current newsletter. We have always asked our members/neighbors to do this. “Policing” is a way of looking out for one another; keeping each other and property safe and keeping our property values up. It is up to all members to report deed restriction violations and not only the board members to drive around and take notes. If a member reports a deed restriction violation, the Board will act immediately.

COMMITTEE REPORTS:

Refer to the newsletter for committee reports.

ELECTION OF DIRECTORS FOR 2018-2019:

President Fendley announced that there were three board members who would not be running for reelection; Tim Ford, Michael Golden and Mary Ann York. She introduced three new candidates; Gary Blaylock, Rich Brazzale and Joe Campbell. There were two write-in candidates; Ann Broussard and Bruce Shields. Ms. Broussard asked to have her name withdrawn. Because President Juli Fendley was up for reelection, Vice President Tim Ford conducted the election process. Vice President Ford also said that all three of the new candidates would do a great job. After each candidate briefly introduced themselves Charlene Smith made a motion to close the nominations and elect all candidates by acclamation. The motion was seconded by Patty Doyle and approved by a majority vote of the members.

NEW BUSINESS:

NOMINATE AND ELECT BOARD PRESIDENT:

President Fendley explained her reluctance to continue as president, and was considering the possibility of no longer serving on the Board. Resident Michael Brooks took the floor and asked to run for the position. Mr. Brooks voiced his disfavor of having the deed restrictions updated and adding an assessment statement. He felt that he could find other methods to raise enough funds for pool repairs.

Resident Vanessa Jones made suggestions for fund raising and working as teams to help with maintenance and other needs. She said she would help organize groups. Her contact information is (phone) 281/770-1188; (email) vmj0227@yahoo.com.

Home owner Katheryn McGuigan took the floor and asked if Michael Brooks can be voted in as president if he is not a board member. The answer was no.

Glorian Drews made a motion to elect Juli Fendley as president. The motion was seconded by home owner Dennis Gay and approved by a majority vote of the members.

OTHER BUSINESS:

- President Juli Fendley discussed the importance of updating the deed restrictions and explained the assessment fee process. She told the members about the many meetings with attorney Travis Kitchens who helped write the restrictions. Any assessment would include

details of the project, value associated with the project and how the amount would be divided among owners (not by lots). Members who have multiple dwellings (renters) would be required to vote for each dwelling.

- Subdivision II, Sec 1-6 and Subdivision II, Sec 7-9 deed restrictions are completed and can be voted on. Information was left out of Subdivision III deed restrictions, and should be rewritten and mailed in July or August, along with a proxy.
- Kathy Zigler asked if the assessment fee would be in addition to the regular yearly fee. President Fendley answered yes.
- Nancy Borland took the floor to tell the audience that the deed restrictions have to be fixed before any assessment can be requested. President Fendley told Ms. Borland she was correct. If the deed restrictions are not passed she will ask for a leader from that subdivision to stand up and take on the process of updating the restrictions. She explained what the subdivisions had decided when they voted for Chapter 211.
- Dennis Gay wants to work out an outline. The budget has no money to sue for dues. Projects need to be prioritized (boat ramps in particular). Not having a pool saves money, and he isn't sure having a pool helps property values. Instead, the budget should go toward suing for past dues. President Fendley explained fixed costs and additional budget items. Members would have to bring projects to the Board; the Board would do the legwork and members would have to vote.
- Arnette Daugherty gave her position regarding an assessment. President Fendley explained that all assessments must be approved by the members.
- Nancy Borland reiterated her point that the deed restrictions have to be fixed before any assessment can be requested.
- Charlie Heasty said she has no understanding of Sub II and Sub III – what can the Board do for Sub III to get an understanding of 211, etc. President Fendley explained Chapter 211 and invited Ms. Heasty to attend the next regular meeting for more discussion.
- Charlene Smith asked if each assessment is voted on. President Fendley answered yes.
- Darrell Doyle asked what would happen to the 20% to 30% of owners who do not pay the assessment fee. President Fendley said they can be taken to small claims court. Mr. Doyle asked if the assessment money would be put in a special fund and how long would it sit there? President Fendley said deadlines would need to be set.
- Charlie Heasty asked if the current budget allows for maintenance on the pool if there is an assessment. President Fendley answered that the current budget does not include any pool maintenance because until we have our deed restrictions amended to include an assessment fee, or money is available to refurbish the pool, we will not have these costs. The earliest the pool would be open is next year, if we move quickly this year, to have this taken care of.
- Tim Ford asked if an assessment is passed would there be community meetings. President Fendley said yes, she would like to see members on the committees along with one Board member.
- Charlie Heasty asked if money couldn't be saved by not sending so much paperwork out. President Fendley replied that she would like to see local sponsors advertise, etc. in our newsletter. She said much of the paperwork was printed with her own money.
- Dennis Gay said that money is a big issue and it is overspent most of the time. Can members decide on what money should be spent on? President Fendley said that right now the focus is to get the restrictions passed to allow for an assessment.
- Don Bishop said upkeep of roads is included in our restrictions and asked why and who pays. President Fendley said the county is in charge of roads and it is up to owners to contact the county.

UPDATED DEED RESTRICTION VOTING RESULTS:

- Subdivision II, Sec 1-6: OPPOSED
President Fendley asked for volunteers from Sub II, Sec 1-6 to work with the Board to update the deed restrictions. Arnette Daugherty volunteered to chair.
- Subdivision II, Sec 7-9: OPPOSED
President Fendley asked for volunteers from Sub II, Sec 7-9 to work with the Board to update the deed restrictions. Dennis Gay volunteered to chair.

After no further business came up for discussion, a motion was made by Don Bishop to adjourn the meeting. The motion was seconded by Kathy Zigler and approved by the members. The meeting was adjourned at 2:56 p.m.