

STEPHENS HILLS PROPERTY OWNERS ASSOCIATION, INC.
(SHPOA)
BOARD OF DIRECTORS MEETING MINUTES
August 22, 2020

Board Members Present:

Juli Fendley
Gary Blaylock
Rich Brazzale
Joe Campbell
Ellen Fendley
Mike Golden
Wes Wodahl

Accountant:

Teresa Eddinger

Administrative Assistant:

Debbie Ford & Kristie Fraga

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

APPROVAL OF MINUTES:

Through email Joe Campbell made a motion to approve the July 25, 2020 regular meeting minutes. The motion was seconded by Wes Wodahl and approved by Rich Brazzale, Mike Golden and Ellen Fendley (through Joe Campbell's proxy).

TREASURER'S REPORT:

The treasurer's report ending 7/31/20 was presented to the Board. The beginning bank balance was \$34,777.18, with credits of \$18,471.47 and expenses of \$9,166.33, leaving an ending bank balance of \$44,082.32

The property collections report for 7/31/20 was presented for approval. The prior maintenance fees still outstanding are \$74,472.81; prior mowing fees still outstanding are \$13,825.00; current maintenance fees assessed for the 2019/2020 balance are \$32,695.16. Mowing fees assessed for 2019/2020 were \$9,200.00.

The financial report was accepted by the President as submitted.

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

- The taxes are not due for completion until October. Nothing new to report.

Certified Final Demand and Settlement Letters:

Certified Final Demand letters will be written to approximately 28 people.

Liens:

Liens will be filed against properties of all deceased members with no usable contact information.

Monthly Payment Plans

One property owner paid in full, one property owner is on a payment plan and one letter will be mailed to another property owner to go on a payment plan (2nd request).

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE:

Sub III: Through e-mail, Wes Wodahl made a motion with a second from Joe Campbell with Rich Brazzale, Gary Blaylock and Ellen Fendley approving house plans and property lines.

Sub II: Through e-mail, Wes Wodahl made a motion with a second from Joe Campbell with Mike Golden and Rich Brazzale approving fence.

Footprint changed on garage.

Sub II: Wes mentioned house plans for Harrell Road – Still outstanding. Wes to get the details and report back to the board.

MAINTENANCE COMMITTEE:

Fire and Routine Mowing:

Sub III: Through e-mail Rich Brazzale made a motion, Wes Wodahl 2nd, Joe Campbell, Ellen Fendley & Mike Golden approved to waive \$50 in fire mowing fees for new owner.

Mowing Deed Restriction Letters:

Sub II: A final demand letter will be sent to property owner.

Non-Mowing Deed Restriction Letters:

- A Final deed restriction letter will be written regarding an RV sitting partially on the road.

Sub III – Deed restriction letter will be sent for household trash being burned.

Sub II Boat Ramp:

Bulkhead project completed. Actual cost was \$1,100 less than original estimate

Sub III Boat Ramp:

Filter rock was purchased to fill large holes along the bulkhead. Sign was repaired.

Parking Lot:

The project to finish cementing and capping and cabling posts along the clubhouse parking lot has been completed.

LITIGATION:

Small Claims:

Steps continue to be taken against owners with past due balances.

Joe Campbell and President Fendley met at Kerry Hagan's office – there has been no response from the plaintiff in the SHPOA lawsuit.

Also discussed at Hagan's office the difference between the Constable handling the Writ of Executions versus the attorney.

OLD BUSINESS:

Nothing new was discussed.

NEW BUSINESS:

- Kristie Fraga has taken over the position of Administrative Assistant.
- Ellen discussed adding a tab under resources on the website with a link to a local realtor.

Election Results

- 2019 Annual Minutes Approved - 150 ½ 2019 Annual Minutes not Approved – 24 ½
- 2020-2021 Budget Approved – 147 ½ 2020-2021 Budget not Approved – 26 ½

For President – Joe Campbell - 178 Darryl Doyle - 7 Juli Fendley – 1

Joe Campbell was elected for 2020-2021 BOD President

For Board of Director Positions - Rich Brazzle 201, Joe Campbell 204, Robbie Boulet 176,
Joy DeRaimo 158 ½ Darryl Doyle 74 ½

Incumbents Rich Brazzale and Joe Campbell were re-elected to the Board of Directors.

Candidates Robbie Boulet and Joy DeRaimo were elected as New Board of Directors.

Mike Golden made a motion for the meeting to adjourn. The motion was seconded by Wes Wodahl and approved by the Board. The meeting ended at 10:04 am.

Next Regular Meeting – September 19, 2020 at 9 a.m.