

STEPHENS HILLS PROPERTY OWNERS ASSOCIATION, INC.
(SHPOA)
BOARD OF DIRECTORS MEETING MINUTES
October 17, 2020

Board Members Present:

Joe Campbell
Robbie Boulet
Rich Brazzale
Joy DeRaimo
Ellen Fendley
Mike Golden

Accountant:

Teresa Eddinger

Administrative Assistant:

Kristie Fraga

A big thank you to Christopher Myers for breakfast!

President Joe Campbell called the Board meeting to order at 9:03 a.m. and established a quorum.

APPROVAL OF MINUTES:

Through email Rich Brazzale made a motion to approve the September 19, 2020 regular meeting minutes. The motion was seconded by Robbie Boulet and approved by Joy DeRaimo, Mike Golden, Ellen Fendley and Wes Woodahl.

TREASURER'S REPORT:

The treasurer's report ending 9/30/20 was presented to the Board. The beginning bank balance was \$36,164.86, with credits of \$1.92 and expenses of \$11,434.97, leaving an ending bank balance of \$24,731.81.

The property collections report for 9/30/20 was presented for approval. The prior maintenance fees still outstanding are \$63,002.81; prior mowing fees still outstanding are \$12,995.00; current maintenance fees assessed for the 2019/2020 balance are \$28,640.72. Mowing fees assessed for 2019/2020 were \$5,700.00

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

The taxes are not due for completion until November 15th. Nothing new to report.

Certified Final Demand and Settlement Letters:

29 letters sent totaling \$25,000 have until November 1st to pay and then go to small claims. If they go to small claims it is approximately \$146 per claim to file.

Liens:

41 liens filed for a total of \$33,000.00

Monthly Payment Plans

The financial report was accepted by the President as submitted.

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE:

Lake Shore Dr – house plans, Wes made a motion to approve with a 2nd from Rich Brazzale and unanimously approved by the rest of the board. Kristie will send a letter to homeowners letting them know of the approval.

Need some clarification on the deed restriction for Reserve Lot #301 in Sub III from Wes Wodahl.

MAINTENANCE COMMITTEE:

Fire and Routine Mowing:

Mike Golden did the fire mowing on 190 lots and a check will be issued. Teresa will update mowing list.

Mowing Deed Restriction Letters: None

Non-Mowing Deed Restriction Letters: None

Sub II Boat Ramp:

Sub III Boat Ramp:

LITIGATION:

The 2 Writs have been cancelled due to bad information. One of the Wrist was for Senior and should have been Junior. Other writ, is already set up for a tax sale. Liens will be filed on these 2.

Small Claims:

OLD BUSINESS:

None

NEW BUSINESS:

None

The board went into Executive Session

Mike Golden made a motion for the meeting to adjourn. The motion was seconded by Ellen Fendley and approved by the Board. The meeting ended at 10:14 am.

Next Regular Meeting – November 21, 2020 at 9 a.m.