

**STEPHENS HILLS PROPERTY OWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**May 4, 2014**

**Board Members Present:**

Tim Ford  
Darrell Doyle  
Glorian Drews  
Juli Fendley  
Michael Golden  
Andrea Smith  
Mary Ann York

**Accountant:**

Teresa Soape

**Administrative Assistant:**

Debbie Ford

President Tim Ford called the Annual Board meeting to order at 2:00 p.m. He welcomed everyone, and thanked them for being at the meeting. A quorum was established, and President Ford informed the SHPOA property owners of the Rules of Order. He introduced the Board members, accountant and administrative assistant, and thanked them for the work they have done this past year. He thanked Annette Proffer for helping to keep SHPOA members informed through email correspondences. President Ford announced that Tony and Maggie Carnes are working to pick up where Marvin Carnes left off after his resignation from Carnes Maintenance, and thanked them for maintaining the common grounds and swimming pool area. He asked members to pass on any complaints or compliments to the Board.

**MINUTES FOR MAY 19, 2013 ANNUAL MEETING:**

President Tim Ford called for questions on the minutes from the May 19, 2013 Annual Board meeting. There were no questions from the property owners, and a motion was made by Mr. Robert Laughlin to approve the minutes. The motion was seconded by Mr. Don Leedy, and carried unanimously.

**GUESTS:**

Guests at the meeting included Precinct 4 Commissioner Mark Nettuno, County Sheriff David Clark, Precinct 4 Constable Alvin Wyatt and Point Blank Volunteer Fire Chief David Boen. President Ford invited all of the guests to speak to SHPOA members.

Constable Wyatt thanked members for the food donated to the many officers who were involved in a large scale investigation in May of 2013. He announced that he now has an animal control officer in his department, and went on to explain the San Jacinto County ordinance regarding leash laws, and animal owner responsibilities. He told the audience that more information is available on the San Jacinto County website. Constable Wyatt gave out his cell phone number (936/438-3083). Leave a message if he is unable to answer, and he will return your call as-soon-as possible.

County Sheriff David Clark thanked the Board, and the audience for his invitation to the meeting. He shared more information regarding the May 2013 investigation. Sheriff Clark let the members know to call animal control issues to the Sheriff's office before calling Constable Wyatt, so that the reports can be documented. Sheriff Clark gave out his cell number (936/577-7006), or call his office (936/653-4367), and he will return your call as-soon-as possible.

Volunteer Fire Chief David Boen thanked the Board for his invitation to the meeting. He explained how his department will help on a burning project at Mirror Lake in Sub III. He discussed burn ban procedures, and told the members that burn bans are posted at the fire department and Sheriff's

office. Violations will be handled by Constable Wyatt. Chief Boen gave out his cell number (936/355-6296).

### **BUDGET/TREASURER'S REPORT:**

A copy of the annual budget was included in the 2014 Spring Newsletter. President Tim Ford called for questions regarding the budget. There were no questions, and Mr. Fred Gundermann made a motion to approve the budget. The motion was seconded by Mr. Doug Smith, and carried unanimously.

A copy of the treasure's report was passed out during the meeting. President Ford asked members if they had had an opportunity to review the report, and called for any questions. There were no questions, and Mr. Steve Otis made a motion to approve the treasure's report. The motion was seconded by Mrs. Charline Smith, and carried unanimously.

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

President Ford reminded everyone that the Board will continue to be aggressive with collections again this year in order to reach the proposed budget. He gave a brief explanation of the no-mow list.

### **COMMITTEE REPORTS:**

President Tim Ford asked the Board if they had any updates to their reports that were in the Spring Newsletter.

Maintenance Chair, Mike Golden reported on a project to clean up and repair the area on and around Mirror Lake. He asked members to be sure that dumping does not continue on and around the dam.

Legal Chair, Darrell Doyle updated members on the Heddins lawsuit. He explained that the lawsuit will hopefully go to court soon, and that attorneys Gregg Magee and Travis Kitchens are working with SHPOA on the lawsuit. SHPOA is required to go to mediation, scheduled on May 28, 2014, before further action can be taken.

### **NEW BUSINESS:**

#### **ELECTION OF DIRECTORS FOR 2014-2015:**

President Tim Ford introduced the current incumbent nominees; himself, Juli Fendley, and Mike Golden. President Ford explained that the Board appointed Mary Ann York to complete the last two months of Steve Otis's term, and introduced Ms. York as a new candidate. Since President Ford was a nominee, he asked Darrell Doyle to conduct the election. Mr. Harvey Hetzel made a motion to close the nominations and elect all candidates by acclamation. The motion was seconded by Mrs. Charline Smith, and carried unanimously.

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

Vice-President Juli Findley conducted the election for president. Mr. Harvey Hetzel made a motion to elect Tim Ford, by acclamation, as President of the Board. The motion was seconded by Mrs. Charline Smith, and carried unanimously.

A motion was made by Mr. Steve Otis to adjourn the meeting. The motion was seconded by Mr. Joe Wittmer, and approved by the SHPOA members. The meeting was adjourned at 2:35 p.m.