

STEPHENS HILLS PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
June 21, 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

Absent:

Teresa Soape

President Tim Ford called the Board meeting to order at 9:00 a.m. and established a quorum.

APPROVAL OF MINUTES:

The President requested a motion for approval of the minutes from the May 3, 2014 regular meeting, May 4, 2014 annual meeting, and May 4, 2014 director's meeting. A motion was made by Glorian Drews to approve the minutes for all three meetings. The motion was seconded by Mary Ann York, and approved by the Board.

GUEST:

William McDowell, Sub III, Sec 1, Lot 41 and 77: Mr. McDowell requested an audience with the Board regarding the dues accrued by the previous owner on lot 41. Mr. McDowell submitted a verbal proposal to pay off the debt. The Board requested a written proposal from Mr. McDowell, and will have an answer for him after a decision is made.

TREASURER'S REPORT:

Treasurer's report for 5/31/14 was presented for approval. Beginning bank balance was \$25,640.41, with cleared deposits of \$12,717.73 and expenses of \$8,612.33, leaving an ending bank balance of \$29,745.81

The property collections report for 5/31/14 was presented for approval. The prior maintenance fees balance was \$140,711.00; prior mowing fees balance was \$59,957.00; current maintenance fees for the 2014/2015 balance is \$55,845.00; current mowing fees for the 2014/2015 balance is \$4,800.00.

The financial report was accepted by the President, as submitted.

COLLECTIONS REPORT:

Certified Final Demand and Settlement Letters:

Sub II, Sec 3: Certified letter was signed and returned.

Past Due Notices:

Sub III, Sec 4: The new property owner has paid the agreed upon dues.

Removing Sub IV from SHPOA:

Teresa Soape reported that Sub IV balances are not included in the financials for May. She has not physically written off all of Sub IV balances in the accounting system at this time.

Monthly Payment Plan:

Property owners on the payment plan continue to be current, or have paid balances in full.

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE REPORT:

- Juli Fendley reported that a new property owner in Sub II requested to have a 550 square foot prefab building delivered to his lot to be used as his residence. Ms. Fendley explained that the building did not meet SHPOA deed restriction requirements. The property owner will re-submit new prior to the next meeting.
- Ms. Fendley received an inquiry from a prospective property buyer in Sub II asking if an older home could be moved to a lot in the SHPOA subdivisions. Darrell Doyle read a line from the deed restrictions where it explained that a site built home may be relocated to SHPOA subdivisions providing it meets deed restriction requirements under Article 1, Section 1.01 and 1.06. Ms. Fendley and the Board agreed that any requests to relocate a site based home to any SHPOA property should be handled on an individual basis.
- President Tim Ford reported that a final demand letter has been sent to property owners who have not dried in a building on a lot in Sub II, Sec 3.

MAINTENANCE COMMITTEE REPORT:

Fall Projects:

Mike Golden reported that all items on the fall projects list have been completed.

Update on Fire and Routine Mowing:

Mr. Golden reported that the maintenance people are behind on fire mowing.

Mowing Deed Restriction Letters:

Letters will continue to be sent to property owners who are in violation of deed restrictions.

Non-Mowing Deed Restriction Letters:

- The maintenance committee will continue sending certified letters to property owners who have dead/fallen trees that may pose a hazard, or make lot(s) look unsightly.
- Sub II, Sec 5: The realty company who sold this property has corrected the problem where dirt was being washed into a drainage ditch on SHPOA property.

Unregistered Vehicles and Boat:

- Sub II, Sec 5: A letter was mailed to the property owners requesting that two unregistered vehicles be removed. As of this meeting the two vehicles have not been removed.
- Sub III, Sec 4: A letter was mailed to the property owners requesting that an unregistered vehicle and boat be removed. The property owners have contacted SHPOA to say that removal would happen within the next month.

Dumpster:

Sub III, Sec 3: At the Board's request, a dumpster has been removed from this property until actual renovation begins on the home.

Sub II and III Boat Ramps:

Mike Golden is still checking on materials and pricing to fill holes along the bulkheads.

Sub III Mirror Lake Damage:

A committee, headed by Juli Fendley, is continuing to gather information on acquiring the equipment and supplies needed to clear and repair the dam. Tim Ford and Ms. Fendley were able to get 'No Dumping' signs that will be placed on each side of the dam.

Lights at the Swimming Pool:

A motion was made, and later amended, by Glorian Drews not to exceed \$1,200.00 to replace lights at the swimming pool with LED vandal resistant fixtures. The motion was seconded by Darrell Doyle, and approved by the Board. Mike Golden will purchase and install the lights, with help from Joe York. Tim Ford said he would help as well, if needed.

Sub III Boat Ramp Sign:

Tim Ford commented on how good the new sign at the Sub III boat ramp looks, and thanked Andrea Smith and her husband for a job well done.

No Dumping Signs:

Tim Ford asked Andrea Smith to take pictures of an existing "no trespassing" sign at the Holiday Harbor boat ramp to use as an example to have similar signs made and posted on the lake side of the Sub III and Lakeshore Drive boat ramps.

Compactor Permit:

Mike Golden will remind the contracted maintenance people to purchase a compactor permit.

NOMINATING COMMITTEE REPORT:

Guest William McDowell expressed his interest in running for the Board in the election next spring.

President Tim Ford adjourned the meeting for a break at 10:25 a.m. President Ford called the meeting back to order at 10:43 a.m.

LEGAL COMMITTEE REPORT:

Court Action:

- Heddins Case: Darrell Doyle reported that the latest mediation date is set for Wednesday, June 25, at 1:00 p.m.
- J. Hartman, Citizens Housing: The court has not set trial dates at this time.
- Jeff Searcy: Constable Alvin Wyatt will serve papers to Mr. Searcy to appear in court.
- Sub II, Sec 5: The legal committee has filed a lien against the property owner.
- Sub II, Sec 3: Any new action on these properties has been tabled until further research is completed.
- Sub II, Sec 1: The legal committee has filed a lien against the property owner in small claims court.

OLD BUSINESS:

Nuisance Complaint:

Sub III, Sec 1: Tim Ford reported that he has not gotten an update from Constable Alvin Wyatt on serving the nuisance for this property.

NEW BUSINESS:

Fallen Tree Near Office:

Property owner Larry Rhoten offered to cut and clear the fallen tree for \$100.00 (to be used toward his association fees). The Board agreed to the offer.

Deed Restrictions:

- Sub III, Sec 4: The Board requested that a letter be sent to the property owner requesting that the lot be cleared of debris and mowed.
- Sub II, Sec 7: Property owners requested that \$160.00 in mowing charges be deducted from their fees. They had asked that no further mowing be done by SHPOA. The Board did not excuse the mowing charges citing that it is a deed restriction requirement to keep properties mowed and maintained. It was further noted by the Board that being on the no-mow list, or requiring no further mowing, does not exempt property owners from their responsibilities to follow deed restriction requirements.
- Sub III, Sec 1: A certified letter will be sent to this property owner for non-compliance to deed restrictions. Specifically, an abandoned house, truck and debris, as well as high grass and weed was noted.
- Sub III, Sec 1: A lot owner made an official complaint to the Board that surrounding properties are not well maintained making it impossible to sell her lot. The Board agreed to send deed restriction letters to several surrounding property owners, and to file a nuisance against one property owner.
- Sub III, Sec 1: A certified letter will be sent to this property owner for non-compliance to deed restrictions. Specifically, overgrown weeds, tires, wheels, trash and debris throughout the property.
- Sub III, Sec 1: A nuisance will be filed against this property owner. The house is in severe disrepair - trash and debris are littering the yard, including mattresses.

Request to Lower Fees

Sub II, Sec 2: Property owners wished to have their past due fees lowered. The three lots and a house are up for sale; therefore, the Board agreed that the total amount due should be paid in full.

Protesting Past Due Fees:

Sub III, Sec 2: A lot owner who has recently obtained a property is protesting older fees that are past due. The Board declined the request citing that it is up to a new property owner to inquire about any financial obligations that the previous owner did not clear.

RV Concerns:

Sub III, Sec 2: A home owner reported concern that an RV might be parked too long on a neighboring property. A letter will be sent to the new property owner reminding him of the deed restriction requirement regarding RVs.

Mowing and Non-Mowing Violation Letters:

Mike Golden reported on several lots with deed restriction violations where letters will need to be mailed to the owners. Mr. Golden named some of the lot numbers, and will send details to Debbie Ford, so that she can write the letters.

A motion was made by Glorian Drews to adjourn the regular meeting. The motion to adjourn was seconded by Mary Ann York, and approved by the Board. Meeting was adjourned at 12:05 a.m.

NEXT MEETING: July 12, 2014 at 9:00 a.m.