



**Shell Beach HOA**  
**MINUTES – Board Meeting**  
**July 06<sup>th</sup>, 2022**  
**(1409 Vanish Pt)**

**Scheduled Start Time: 7:00 PM (Actual 7:07 PM)**

**Board:**

**Steven Petrasic, President - Present**

**Ken Eaken, Vice President - Present**

**Matt Kendrick, Treasurer - Present**

**Jennie Petrasic, Secretary - Present**

**Agenda Topics:**

- Approval of Minutes from March 14<sup>th</sup>, 2022, Special Board Mtg. - **Approved**
- Treasury Related updates
  - Update on outstanding 2022 Dues Owed
    - Treasurer Matt Kendrick provided an update regarding the HOA account balance as of 07/06/22, which reflects \$34,903.71.
    - There are no longer any annual dues outstanding for previous years and the current year outstanding dues balance is \$250 (comprised of only 2 properties owing for 2022).
- Social Committee
  - July 4<sup>th</sup> – The July 4<sup>th</sup> neighborhood walk/parade from the front entrance to Shell Beach Dr. end occurred and was enjoyed by several residents. Donuts, juice, and coffee were provided. Thank you, Tammy Lewis and Jennie Petrasic, for setup/takedown and coordinating activities.
  - National Night Out – The Board will ask the Social Committee to begin planning and take steps in obtaining the permit needed for this event, which will occur Tuesday, October 4<sup>th</sup>, 2022. Application with the Town must be submitted by Sept. 18<sup>th</sup> 5:00 PM.
- Entrance –
  - Landscaping – Thank you to Melody & Steve Bertrand in procuring the summer flowers and delivering to Petrasic residence for planting in front entry gardens. The south garden continues to be bothered by an animal digging up several of the flowers in search of bugs. Steve & Jennie Petrasic will continue to monitor and replant those that continue to be disturbed.
  - Irrigation – No major issues. The north garden had a valve shut-off at the splitter, which prevented the garden from being watered for several days after planting. This was resolved and the sprinkler in that section is running fine. Both gardens were hand watered and thoroughly soaked, which helped the north garden past the temporary absence of water.
  - Lighting – No issues with garden lighting. Front entry streetlight orbs will be cleansed, and bugs removed by EOW.
  - Security – Steve Petrasic conveyed that Brandon Barr had recently communicated that the license plate camera needs improvement/replacement. The Board agreed that pricing and procurement activities should and will begin.
  - It was noted that S. Petrasic has begun power washing of the stone wall on the south side. One-third is complete and remainder of the wall will have power-washing completed by EOW. If

significant stains remain and application of remover will be applied to trouble spots and power-washed again.

- Trails –
  - Maintenance – The trails have been walked and reviewed for maintenance needs and the residents owning properties that are part of the trails have done very well in maintaining. Thank you! There were very minimal needs for the HOA Landscape Committee to address.
  - It was noted that the fence section adjacent to property 200916 was in disrepair. The resident reached out to confirm who had responsibility for the fence. S. Petrasic reviewed the county plat and discussed the fence with the Town Parks & Recreation Director who determined it was actually on the property of Cottonwood Park. The Town Parks & rec department removed that small fence section.
- 2022 Annual Member Meeting – S. Petrasic will reserve the location to hold the Annual Member Meeting. Most likely to be at the Recreation Center meeting room and tentatively to be set for 08/27 10:00AM to 12:00PM (*actual date/time/location will be communicated once confirmed*)
- RTI Construction/Development – Discussed the recent communication sent to the HOA members which was an update by Town Engineering staff. Summary: Town staff indicated on 07/01/22 that the RTI construction plans previously communicated (including the wall that will replace the existing fence on the north side) have been approved and will be going out for bid within “the next couple of weeks” (from 07/01). The Town will convey the importance of addressing the wall as quickly as possible once construction starts (which is anticipated to begin by end of summer).
- Cottonwood Master Plan Update – The Cottonwood fields project of installing new artificial turf infields is complete and ribbon cutting occurred. Phase 1 of the Master Plan update has begun and new parking at Cottonwood marina area of the park has been installed. Town of Little Elm Council has prioritized the Softball/Baseball fields at Lakeside, Little Elm Park camping area and Cottonwood Park RV/Cabin camping.
- Other
  - Update website committee members – Volunteers were needed and mentioned to Marce Ward and Steve Knippen at the 4<sup>th</sup> of July event and they have volunteered to serve on that committee with Eric Oka. Thank you to this committee. There has been a considerable increase of need in ARC approval letters due to the hailstorm last February. The turn-time has been relatively quickly and several homes have moved forward with roof and other hail related repairs.
  - State Law Impacting HOAs – Laws were passed via SB1588 in 2021 that impacted Texas HOAs. Examples include the limitation on fees to (\$375 for subdivision information) and \$75 for updated resale certificates. A document with basic information related to the HOA is also to be filed with the County Clerk as well as uploaded to the TREC database. Steve Petrasic spoke to the Denton County Clerk’s office to get additional details on drafting the needed document and will action the items of getting the document drafted, notarized, submitted to the County Clerk and TREC systems. Our HOA website will be updated accordingly with fee schedule and other information related to the new State law. Communication of these updates will be sent to our members via email upon completion.

**Adjourn Meeting: 7:50 PM**