



Shell Beach HOA
MINUTES – Annual Member Meeting
August 27th, 2022

(Little Elm Recreation Center | Upstairs Multipurpose Room)

Scheduled Start Time: 10:00 AM Started (10:03 AM)

Board:

Steven Petrasic, President	Present
Ken Eaken, Vice President	Absent (Notified. Due to injury)
Matt Kendrick, Treasurer	Present
Jennie Petrasic, Secretary	Present

Agenda Topics:

- Approval of Minutes from 07/06/22 Mtg. [*Previously approved electronically and posted*]
No action was needed.
- Treasury Related updates
 - Present Annual Treasurer Report – Matt Kendrick presented the annual report. Current balance is \$32,859.85. Big ticket items are insurance and Christmas/Holiday Party.
Note: The printed annual report presented that no outstanding dues remain. However, the clarification was made that no previous years outstanding balance remains, but 2022 has 2 properties outstanding totaling \$250. The printed report will be updated prior to being distributed to members and retained. Balance increase is mostly due to cleaning up past dues, less activities due to COVID, volunteers offering services with garden, trail maintenance and security as well as no longer paying for mowing of property as had occurred in the past [i.e. RTI].
- Social Committee
 - National Night Out – Tammy Lewis and Steve Petrasic to partner in obtaining permit for the event to be held on Oct. 4th.
 - Christmas/Holiday Party – No action. Next event to take place after NNO.
- Entrance –
 - **Landscaping** – Melanie Bertrand made a motion to pay a 3rd party for seasonal flower change out (3x/year) but can still get flowers from Calloway's.
***Action Item:** Obtain 3rd party estimates.*
 - **Irrigation** – No more leaks at the meter after monitoring for some time. Reached out to the Town to understand why the front entry has a 2" meter since the only area watered is approximately 230-250 sq ft. The base charge (FY 2022) for a 2" meter is \$122.80/month. Reducing to a 1" meter would be \$40.15/month and \$24.56/month base charge. It was conveyed that most residential homes have a 5/8" meter and has a base charge of \$24.56/month. Changing to a downsized meter will incur costs. Per Mr. Welch (TOLE), The cost for water tap and meter (for 1") would be \$2125 tap; \$515 for meter; (boring if applicable: \$850) [this should not be applicable]. Bill R. motioned to let the board proceed and decide, 2nd by Melody B. all in favor.
***Action Item:** Petrasic will obtain the numbers for reducing to a 5/8" meter and report back to the board to determine next steps in cost savings efforts. Potential cost savings based on 1" meter is approximately \$98.24/month.*
 - **Lighting** – Globes will be cleaned soon. Bugs removed and dust washed.

- **Security** – The old license plate camera that had broken was replaced by Brandon B. and is operational. Improved resolution and features.
- Trails –
 - Maintenance – Very little maintenance was needed this season due to elevated heat and drought conditions. Some minor trimming and spraying was performed.
- Cottonwood Park Master Plan (and related)
 - Updates – (per Steve Petrasic)
 Parking lot addition by the marina is complete.
 Lakeside Park (with softball complex) construction that was prioritized by Town Council has begun and the goal is for completion in March 2023. The Lawn at Tinman is out for bid. RV camping area is having land survey occurring at this time, but no further action. Parks & Recreation master plan is due to be updated and will be presented to Town Council around October.
- General/Administrative Updates

Action Item: Steve Petrasic to reach out to the County to determine what is needed to add the two amendments that occurred back in 2015-16 timeframe and make those latest updates to the bylaws prior to submitting for the HOA Management Certificate with the county. Once that is complete, the certificate will be uploaded to the newly created TREC database.

Atmos work across the street from the front entrance was general maintenance and not repairs to a specific issue.

Petrasic has reached out again to Open Infra Inc regarding the possibility of fiber being added to the neighborhood but have not received a response. **Action Item:** Will follow-up with Open Infra as well as reach out to AT&T as well to see about the possibility of them adding. Will also reach out to RTI to see what they are using for Internet service. Members discussed Verizon and other hotspot options that some are using and expressed good results. Some indicate low bandwidth.

Communication Director for LEISD announced that there will be a bond election in November and to please share information as it becomes available (which we will do). LEISD is looking to schedule information session(s) prior to the election in November and those dates will be shared once confirmed.

- Member Q&A/Comments

Action Items included below (multiple):

Members asked if RTI can be contacted requesting them to raise the canopy of the trees near Shell Beach Dr. in the 'north bowl' section. The limbs are growing low on the trunk and some trimming would greatly improve the look.

Will ask RTI if the beehives could be brown to improve aesthetics as well.

Jon L. asked if there were any updates on the RTI fencing/brick wall. Petrasic will follow-up to get the latest status. Previous status was that there was an anticipated start time of Summer 2022, but that has not yet occurred.

The issue of un-mowed lawns was raised and it was discussed that the Town can mow and charge residents not in compliance. Weeds and grass over 12 inches in height are a violation.

The issue of speeding within the neighborhood was raised again. Asked what could be done. Petrasic mentioned the last updates to shellbeachoa.com site that has information from the Town on the FAQ page discussing speed bumps and other options for addressing speeders. Petrasic will follow-up with the Town to see if more speed limit signs can be posted within the neighborhood and the speed limit be set to 25mph vs. 30mph currently within Shell Beach.

Adjourn Meeting: 11:07 AM