

SHELL BEACH HOA
AGENDA - BOARD OF DIRECTORS MEETING
August 3, 2015
5:30 pm - Regular Board Meeting
1310 Shell Beach Drive

PRESENT: Bryan Collins, President
 Erik Forgue, Vice President
 Melody Bertrand, Secretary

ITEM I. CALL TO ORDER

ITEM II. MINUTES

- 1) Distributed and approved

ITEM III. TREASURY REPORT

ITEM IV. OLD BUSINESS

- 1) Quorum vote for bylaws
 - a) Recommendation is to change the quorum requirements from 51% to 35%
 - i) Per the bylaws, we will notify the homeowners via mail in advance of the meeting.
 - ii) Also Email homeowners and post a reminder sign; Brandon will be asked to purchase a sign.
 - iii) Melody will establish generic HOA Secretary web address for purposes of obtaining proxy votes.
 - iv) Erik will check with Zellars for available dates. Target is no later than 8/21.
- 2) Construction Plan submittal fee
 - a) Options include charging the \$90 blanket fee for any construction, reducing the fee, eliminating the fee, raising the fee, or charge different fees based on type of construction.
 - i) Tabled until we get a vote on the quorum requirements.
- 3) Real projects – Bryan checked with city on the status. The city responded that the fence has been completed per the plans approved by Shell Beach HOA and the city.
- 4) Mosquito fogging
 - a) No change to the plan per the city. They will not spray unless there has been a case of West Nile virus.
 - b) Erik checked on various options and costs.
 - i) Minimum is \$400, might be \$500 based on our size. Typically done at beginning of season, and after it rains. Could do it every other week or every month.
 - (1) Board decided to do nothing at this time, but address next season and if heavy rains begin again.

ITEM V. NEW BUSINESS

- 1) Social media plan
 - a) Lynda Collins will prepare suggestions to how we would use other types of social media. She has webmaster access.
- 2) Trash in greenbelt
 - a) Bryan will pick up unless it is a lot. If so, he will send out email or post at gate asking for help.
- 3) Trail maintenance
 - a) Table discussion on trails until we get an idea on what we can do and water has receded.
- 4) Sidewalks & potholes
 - a) Will be addressed by the city week of August 10.
 - b) Bryan will send out email to homeowners notifying them.

- 5) Street lights are out or don't come on.
 - a) CoServe can repair the lights. Bryan will provide specific addresses.
- 6) Police have been asked to provide additional patrols based on vandalism and theft in other neighborhoods.

ITEM VI. HOMEOWNER/GUEST CONCERNS

- 1) Speeding complaints
 - a) City has been asked to set a cruiser on Shell Beach near entrance, or corner of Shell Beach or Stillwater? The city has not responded yet.
 - b) Speed limit reminder notices will be posted on HOA website.
- 2) Easement maintenance between lots 58 & 59 (1224 & 1220 Shell Beach)
 - a) Bryan will walk the neighborhood and check on the easements at all the trail entrances.
 - b) Board has volunteered to cut down trees, mow, etc. to get easements back in good state. Responsibility will fall back on homeowners thereafter.

ITEM VII. COMMITTEES

- 1) Social Committee
 - a) National Night Out
 - ii) Bryan sent email to the committee.
 - iii) They will put together a plan, submit it for board review.
 - iv) Based on the plan, the board will determine a budget for the event.
- 5) Welcoming Committee Plan
 - a) All board members responded to plan submitted; plans are approved. Final costs will need to be board approved.
 - b) Committee is in process of door-to-door campaign asking for updated contact information and homeowner input. Contact information will be sent to Melody.

ITEM VIII. NEXT MEETING DATE

Adjourned 7:32 pm