

LAKE SHADOWS CIVIC LEAGUE

Monthly Meeting - Nov. 11, 2024

Lake Shadows Park @ 6:30 p.m.

Board Members Present: Drue Lackey, Eddie Lentz, Shane Young, Brandy Stasney, Greg Shelton, Kayla Lewis, Frank Brown and Krissi Taylor.

Board Member(s) Absent: John Henshaw

Guests: Ed Lentz, Connie Higgins, Darla Lackey, Patsy Hoover, Daryl Nally, Billy Novosad, Matt Holland and other residents.

Meeting called to order at 6:31pm

October minutes: Brandy motioned to approve; Frank seconded the motion; All approved.

Open Positions: None at this time.

Reports:

- Financial Report: Brandy gave the Financial report –
 - o Greg motioned to approve; Shane seconded the motion; All approved
- Deed Restrictions: Krissi gave the Deed Restrictions report –
 - o Several letters have been sent out relating to deed restrictions.
- Maintenance Report: No report.
- Social Committee: Kayla gave the Social Committee report -
 - o Annual Christmas party on Sunday 12/8 at the park. Snow will arrive by 2:45 p.m.
 - o Santa will be traveling to Lake Shadows from the North Pole.
 - o Looking for some newer decorations.
- ACC: Greg gave the ACC report
 - o 3 applications for improvements/new builds have been received and 2 have been approved with 1 pending.
- Old Business:
 - Annual Christmas party / Santa / snow
 - Discussion of roofing damage to our amenities (large pavilion, small pavilion & pool house) and damage to the bulkhead at the pool/park sustained during

Hurricane Beryl in July, 2024 and presented quotes for the repair/replacement thereof.

- New Business:
 - A motion was made to impose a Community Services Fee for 2025 in the amount of \$15/mo. x 12 mos. = \$180/yr. per residence due on Jan. 1 (w/ a 30 day grace period) and approving a deferral of interest and penalties on the Community Services Fee for 90 days. The Community Services Fee will be used to pay for repairing the damaged roofs, the addition of security lighting at the boat ramp, the replacement of the pool deck and refurbishment of the tennis court
 - Brandy motioned to approve, Frank seconded the motion; All approved.
 - Lowering of Section 6 maintenance fees to 4 mils/sq. ft.
 - Greg motioned to approve, Frank seconded the motion; All approved.
- Public Comments –
 - Matt Holland spoke in favor of the imposition of the Community Services Fee; however, he expressed his concerns of future increases of the Community Services Fee.
 - Billy Novosad asked whether donations were accepted.
 - Connie Higgins questioned how the Community Services Fee would be calculated on undeveloped properties with no residence on them.
- Meeting Adjourned 7:14 pm