



Shell Beach HOA
MINUTES – Annual Member Meeting
August 28th, 2021

(Little Elm Recreation Center – 303 Main St, Little Elm, TX 75068
Upstairs Multi-purpose Room)

Scheduled Start Time: 1:01 PM

Board:

Steven Petrasic, President [Present]

Ken Eaken, Vice President [Present]

Matt Kendrick, Treasurer [Present]

Jennie Petrasic, Secretary [Present]

Agenda Topics:

Noted that the agenda date needed to be corrected with “2021” vs. “2020”

- Approval of Minutes from May 15, 2021 Board Mtg.
[motion by Matt Kendrick, second by Ken Eaken and all Approved]
- Treasury Related updates
 - Present Annual Treasury Report –
Treasury Updates made by Matt Kendrick:
 - only one outstanding lot for owed dues (owing for 2017-2021). All other lots are current.
 - not many expenditures this past year due to the environment.
 - Largest expense is front entrance: landscaping, irrigation, lighting
 - Year End balance August 2020 was \$21,610.19 and August 2021 is \$30,007.49
 - Discussion of the cause of increase of budget is due to savings in mowing the bowl owned by RTI and collections of past due annual dues
 - Requested Audit Update - Discussed need for Audit: Matt has reached out multiple times and last company contact is non-responsive. Discussed possibility of seeing if an HOA Member is a CPA and can contract to perform.
 - Discuss Insurance Quotes - D&O Insurance has changed. New quote to include General Liability. Ken Eaken made a motion to approve, second by Matt Kendrick, all in favor, approved.
- Social Committee
 - Summer Party feedback -
The Cove social party: about 40 people attended. Many expressed that they enjoyed the venue and a nice place to host the event.

4th of July neighborhood parade and gathering discussed. Purchased new flags for placement by street/mailboxes. Petrasics placed and removed the flags in the neighborhood for the July 4th events.
- Entrance –
 - Landscaping - Petrasic mentioned that the neighborhood trail access had been sprayed to control grass overgrowth and weeds.
 - Irrigation – No updated since last meeting.
 - Lighting – No updated since last meeting.
 - Security – No updated since last meeting.
- Trails –
 - Maintenance – Discuss in Cottonwood MP update.

- Cottonwood Master Plan Update
 - Petrasic provided recent updates from the Town regarding the Cottonwood Park Master Plan. Phase 1 is parking at the Marina. Trails are not immediate focus of the master plan implementation.
 - Town and ISD will take property between Lakeside/Zellars and The Town Hall as part of the development and will be used for public park area.
 - Additional Cottonwood Park Master Plan updates can be viewed via the Town/Parks & Rec website.
- Member Q&A/Comments
 - RTI expansion was asked about regarding progress. No real updates other than the front building will be expanded and will not impact previously approved aspects by P&Z and Town Council.
 - Parking being expanded, but expansion of RTI parking will be on the Debbie Lane side, not Shell Beach.
 - Clarification made regarding past RTI expansion meeting: If RTI seeks in the future to develop on “the bowl” (approximate 2 acres south of Shell Beach Dr.) they must revisit P&Z and Town Council for approval.
 - Subject came up regarding County property taxes. Reminder was called out to remind residents that they have the right to protest county taxes applied to their property.
 - House categories/classes were also discussed and was mentioned that Denton CAD is the place to look for the category each house fits into. This is an aspect in how the amount of tax is gauged.
- Election of Board Members
 - Current Board members are all seeking re-election
 - Open forum request for any additional nominees
 - None made. Melody Bertrand made a motion to keep all same board members and all those at the member meeting agreed in vote to renew the board.
 - Member Vote
 - All current board members of 2020-2021 will remain on the board in current positions for renewed terms.

Adjourn Meeting: 1:48 PM Motion by Ken Eaken, second by Matt Kendrick, all in favor