



Shell Beach HOA
MINUTES – Board Meeting
May 15, 2021

Board:

Steven Petrasic, President [Present – Took Minutes]

Ken Eaken, Vice President [Present]

Matt Kendrick, Treasurer [Present]

Jennie Petrasic, Secretary [Absent]

Scheduled Start Time: 3:00 PM 1409 Vanish Pt. [Started on time]

Agenda Topics:

- Approval of Minutes from December 19, 2020 Annual Member Meeting. [Approved]
- Treasury related updates
 - Discuss public accountant audit –
Matt K. has reached out to a public accountant and is awaiting the follow-up from him.
 - Discuss D&O and general liability -
Switched D&O insurance companies due to previous company dropping that type of coverage.
Awaiting general liability quote and will bring to the board once received.
- Social Committee Topics
 - Spring/Summer Events –
Jennifer Rush has reached out to the social committee to discuss Spring/Summer events.
Committee placed blue ribbons on trees for those who wanted for police week.
- Entrance –
 - Landscaping –
Discussed appreciation of the contributions of the Arnold's on SBHOA landscaping over the years.
Petrasic, Steve B. and Melody B. pulled up dead and old bushes/landscaping. Steve and Melody B. procured and installed new landscaping items from Calloway's.
 - Irrigation –
Petrasic installed new irrigation sprinkler system using 1/2" poly and 1/4" vinyl with misters and drips.
 - Lighting -
Brandon B. has installed new lighting in both gardens of the front entry.
 - Security
 - Discuss sustaining costs
Discussed recurring payment of \$125 to Brandon B. for sustaining the security system, cameras, software, and server/equipment on an annual basis. Agreed upon by the board, voted on and passed unanimously.
- No Soliciting Sign(s): Discuss survey and take vote on signage -
Less than 50% of members responded to the survey. As a result, the board discussed and voted unanimously against a sign, noting lack of broader member interest based on limited survey response and potential aesthetic impact that the broader HOA may not want impacted at the front entry. Also, nothing prohibits a member from placing a 'no soliciting' sign on their own property.

- Trails –
 - Maintenance -
Thank you to Jason & Jennifer R. for the extensive cleanup of the north trail!! Petrasic will spray the access points of the north and south trails. Cottonwood Park Master plan is advancing for Town Council review.
- RTI Inc. Planned Development Ordinance# 890 Updates –
No updates at this time. Still under excavation review with regard to construction impacting SB.
- Discuss current HOA website
 - FAQ page for website -
Petrasic to add a FAQ page to the current website.
 - Other aspects
Petrasic will investigate different options to modernize the SBHOA website with member login capabilities.
- Discuss SB 1588 and HB 3367 [Texas HOA Reform Legislation] -
Board discussed the legislative proposal and will act accordingly. Board will re-visit.
- Schedule Member Meeting and Discuss Board Position Election -
Discussed and aligned to August 28th for the next Member meeting. Petrasic will secure a location.

Adjourn Meeting :

4:55 PM