



Shell Beach HOA
MINUTES – Annual Member Meeting
August 26th, 2023

(Little Elm Senior Center | 301 Main St, Little Elm, TX 75068)

Scheduled Start Time: 10:30 AM Actual: 10:33 AM

Board:

Steven Petrasic, President [Present](#)

Ken Eaken, Vice President [Present](#)

Matt Kendrick, Treasurer [Present](#)

Jennie Petrasic, Secretary [Present](#)

Agenda Topics:

- Approval of Minutes from 04/01/23 Mtg. [*Previously approved electronically and posted*]
- Treasury Related updates
 - Present Annual Treasurer Report –
- Social Committee – [Welcome new members joining Tammy L. are Cindy W. & Michelle H.](#)
 - July 4th Parade/Gathering – [No 2023 event. Scheduling conflicts for those on SC.](#)
 - National Night Out – [October 3rd. Petrasic to reach out to Tammy to start coordinating and submit for permit.](#)
 - Christmas/Holiday Party – [No action needed at this time.](#)
- Entrance –
 - Landscaping – [Thank you to Melody B for selecting plants and greenery and for coordinating with Quality Outdoor Solutions for installation. South flower bed \(probably both\) needs tilling and possibly large dirt replacement.](#)
 - Irrigation – [Melody B. noticed the need for a couple more heads in the north garden. Petrasic installed 2 additional. Petrasic noticed 8/24 that a head has come off and will repair weekend of 08/26.](#)
 - Lighting – [Kristen Gonzales had asked about possibly updating the front entry globes. Petrasic measured the globe receiver at 4.5in and will find some options to review and get feedback on from the neighbors prior to replacing.](#)
 - Security – [Brandon B. finalized installation of the equipment to make the cameras operate over 5g network vs. relying on direct wire.](#)
- Trails –
 - Maintenance – [Large tree fell on the back of the Carlson's lot and partially blocked the trail Petrasic has cut the tree and moved the limbs and logs out of the way. Will look to take to the drop site in the coming weeks.](#)

[Petrasic will ask RTI if it would be possible to have the beehives they have on their property moved to a location that is not in direct sight of SBHOA members when driving the curve. Also, the beehives are preventing mowing and edging from occurring so overgrowth occurring.](#)

- Cottonwood Park Master Plan
 - Updates – Now that Lakeside Park is at the final stages, the contractor has moved equipment to Cottonwood Park/Marina area. The first phase will be underway very soon which will install additional parking, playground equipment, picnic seating, etc. in the area closest to the marina.
- RTI Improvements
 - New Wall Construction – The 1st half of the wall is up and almost complete. The 2nd half ran into delay, but is moving forward. Per TOLE Engineering Dept on 08/02, “Once [we] get a solid timeline on the installation of that [section of] wall and removal of existing fences [we] will be sure to pass it along. We’re planning to complete that work over the next several weeks.”
- General/Administrative Updates – Petrasic has noticed some potholes forming on Shell Beach as well as major cracks on portions of sidewalks. Petrasic will walk all of the streets and sidewalks within SB, take pictures and raise the issues with the TOLE.

Soon the current HOA Board will send an email asking for volunteers to fill the Board positions that will be vacated. The current HOA Board will serve no more than the 23-24 year.

The current Board will work on a transition document for the next board to catalog activities for a smooth transition.
- Member Q&A/Comments –

Discussed easement issues/aspects of the northside front entry wall area as well as discussed south side (which does not have an easement overlay with the Town). 1101 SB resident stated that the Town conveyed that the bushes are the property owner’s but the pine trees at front entry are part of the Town’s ROW.

Adjourn Meeting: 11:26 AM