



March 2025 Shell Beach HOA Board Meeting Notes

President: Bill Smith

Vice President: Connie Weaver

Treasurer: Sydney Abraham

Secretary: Lisa Gabriel

Date: Saturday, 3/29/25, 1:00-3:00pm

Location: Little Elm Public Library

Attendees: Board members and various residents

Call to Order: 1:05pm

1. Finances & Reimbursements

- Receipts still outstanding for event-related purchases (wine, gifts, tote bins).
- Treasurer to reimburse upon receiving documentation.
- 2025 dues collection underway: 19 paid, 18 still outstanding. Two properties are several years behind.

2. Security Cameras Discussion

- Ongoing interest in upgrading or installing front entrance surveillance.

Options discussed:

- **Flock Safety:** High-speed, AI-enhanced license plate readers. Cost \$2,500 per camera per year + \$50/month data fee. Installs on solar-powered poles.
- **AMR Surveillance:** A local provider that could offer estimates.

Concerns:

- Shell Beach has low crime and police consider it a low-risk area.
 - Past systems were housed in private homes, making them difficult to maintain.
 - Flock cameras mainly benefit law enforcement; HOA has limited access.
 - Financial Consideration:
 - Two cameras would cost \$5,600/year, requiring increased dues (e.g., \$125\$200/year).
 - Motion proposed to gauge community support before pursuing vendor bids.
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3. Chicken Bylaw Amendment

- Current bylaws prohibit poultry.

Proposed amendment:

- Remove restriction and align with village code (max 10 hens, no roosters, coop must be 30 ft from adjacent structures).

Concerns raised:

- Odor, varmints, noise, number of birds.
 - Potential for someone to have 10 chickens near neighbors.
 - **Amendment Modified:** Limit to 5 chickens per household.
 - Voting underway; 43 property votes required for quorum. Not yet achieved.
 - Board to continue electronic voting outreach and reissue amended motion.
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4. Landscaping & Property Standards

Discussion around maintaining front yards and common areas.

- Concern about unsightly properties affecting curb appeal.

Suggestions:

- Include landscaping maintenance requirements in bylaws.
 - Create a formal process: warning letter, offer for paid mowing, potential lien if unpaid.
 - Consider rewarding well-maintained properties (e.g., Yard of the Month program).
 - Board to get quotes for seasonal or on-call landscaping services for common areas and non-compliant homes.
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5. No Soliciting Signage

Ongoing discussion. Some want signage; others oppose due to Girl Scouts, etc.

- Legal constraints: cannot prohibit religious/political soliciting under state law.
 - Town ordinance requires solicitation permits, but enforcement is difficult.
 - No resolution reached; issue remains open.
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6. Sidewalk Repairs

- Town has marked areas with black asphalt patches which indicates issues are logged for future replacement via budget cycles.
 - Residents can report sidewalk issues via the Little Elm town website (anonymously if preferred).
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7. Internet Cable Issues

- Optimum/Suddenlink cables remain exposed across sidewalks/yards.
 - The town has halted new permits for Optimum until they bury cables.
 - Regulatory limitations prevent the town from enforcing stricter cable management.
 - Residents encouraged to switch providers or contact state reps for legislative action.
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8. Cottonwood Park Concerns

- Cottonwood Park reopening may bring more traffic and potential security concerns.
 - Residents worry about the hole in the fence near the woods being an access point.
 - Ken Eaken (council member) advised monitoring traffic post-opening before deciding on security camera needs.
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9. Next Steps / Open Items

- Follow-up on chicken vote via HOA emails.
 - Draft potential landscaping standards for bylaw amendment.
 - Solicit bids for seasonal landscape maintenance.
 - Consider positive incentive programs for property upkeep.
 - Continue dues collection and documentation.
 - Monitor Cottonwood Park impacts.
 - Educate residents on Little Elm reporting tools for property and safety concerns.
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Meeting Adjourned: 2:26pm