



August 2025 Shell Beach HOA Board Meeting Notes

President: Bill Smith

Vice President: Connie Weaver

Treasurer: Sydney Abraham

Secretary: Lisa Gabriel

Date: Wednesday, 8/13/25, 6:00-8:00pm

Location: Little Elm Public Library

Attendees: Board members and various residents

Call to Order: 6:05pm

1. HOA Operations & Administration

Property Sales and Boat Rentals: Updates provided on recent sales and regulation of boat rentals.

Unpaid Dues: Reviewed process for collecting overdue HOA fees, overdue fees could be tied to the architectural approval process in that when residents submit request for architectural improvements, these approvals could be withheld until overdue fees are paid

Quorum & Voting:

- Clarification: HOA quorum requirement is 50% of homes, not two-thirds.
- Challenges in reaching quorum; difficulty passing motions (e.g., motion to allow chickens failed).
- Concerns about vote verification and clarity in counting both email and in-person ballots.

2. HOA Rules & Restrictions

Animal restrictions

- Debate over chicken coop rules (10 vs. 5 bird limit).
- Motion to allow chickens failed due to lack of quorum.

Enforcement challenges in new developments

- Limits on certain uses of property.
- Difficulty in applying and enforcing rules in recently built areas.

3. Property Maintenance & Landscaping

Landscaping standards

- Proposal to add standards to HOA rules.
- Assistance for property owners to meet standards.
- Addressing nuisance or neglected properties.

HOA lawn care approach

- Collaborative vs. dictatorial management style.
- Fairness of proposed \$200/month landscaping assessment.

Financial assistance fund

- Creating a pool of money for landscaping needs.
- Concerns over habitual offenders and qualifying criteria.

HOA penalties and tree maintenance

- Concerns about financial penalties for non-compliance.
- Lawn damage due to trees causing dead spots.

Lawn care products & signage

- Issues with HOA signage (soliciting, HOA events).
- Proposal for custom, durable HOA entrance signs.

4. Trails, Parks, and Growth

Trail expansion plans

- Discussion of master plan for trails in Little Elm, TX, and coordination with Army Corps of Engineers.

Trail and park maintenance

- Informal maintenance by residents noted. Concerns about growing population and limited municipal resources to support infrastructure upkeep.

5. No Soliciting Signage

- Issues with current HOA signage for soliciting and entry restrictions; proposal for durable, custom HOA entrance signs.

6. Security & Privacy

Security camera installation

- Entrance camera installation proposal: \$75/year per household; quorum needed for dues/bylaw changes.
- HOA can fund cameras but requires quorum for increased dues.
- Board to manage camera access and coordinate with police for data sharing.

Privacy Concerns: Discussion on legality of cameras on public streets; responsibility noted as belonging to the town.

System Upgrades: Options for upgrading existing systems presented; proposal to seek lower pricing for cost efficiency.

7. Motions & Actions

- Motion to allow chickens: Failed (no quorum).
 - Motion to table landscaping penalty and continue discussion: Approved.
 - Motion to solicit competitive bids for security system: Approved.
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8. Next Steps / Open Items.

- Continue discussion of potential landscaping standards for bylaw amendment.
- Email to residents to solicit feedback on landscape standards document
- Schedule ad hoc HOA meeting before Christmas Party to finalize feedback on landscape standards
- Shop for appropriate "No Soliciting" signage to be installed on front entrance
- Write up Motion for security system at entrance and prepare for voting.
- Collect complete bids for security systems

Meeting Adjourned: 7:18pm