



**Shell Beach HOA  
MINUTES – Annual Member Meeting  
December 19, 2020  
(Webex)**

**Board:**

**Steven Petrasic, President**

**Ken Eaken, Vice President**

**Matt Kendrick, Treasurer**

**VACANT, Secretary** [*Petrasic took minutes*]

**Start Time: 4:04 PM**

**Agenda Topics:**

- Approval of Minutes from July 31, 2020 Board.  
[Ken motioned for approval, Matt second – All APPROVED]
- Secretary Resigning position [*Moved from Shell Beach*]  
[Steve Petrasic motioned to appoint Jennie Petrasic, Matt second – All APPROVED]
- Treasury Related updates –  
Matt Kendrick presented the 2019-2020 Treasurers report (*see report document for details*). Jim A. inquired about the auditing of the books and mentioned he can provide the public accountant he used during time of being Treasurer. While discussing, it was determined this had not occurred during previous and current Board and Matt Kendrick will be reviewing Public Accountants to perform this task. Ken mentioned that due to the small size of our HOA and account, we should look into amending the bylaws to reflect a 2 or 3 year cadence on submitting for a public accountant to review. Members in attendance agreed that this may make sense for our size HOA. Any amendments would be voted upon among members.
- Reminder of Deed Restrictions  
Discussed with members. Key points: remember to keep your bins out of site as well as parking trailers behind fences and not in the front drives.
- Social Committee  
Ayana G. (*when discussing social committee aspects raised*) mentioned that she will provide and solicit some ideas for a possible virtual party for 2021.
- Security System –  
Brandon B had requested a SW purchase (approved) via email and purchase was made. Software was delivered and Brandon completed installation]. Thank you Brandon for maintaining and looking after our security needs!
- Entrance –
  - Landscaping - **HUGE Thank you!** to Jim & Pat Arnold for 8 years of service on the front entry landscaping. They have done a great job and several members expressed their appreciation.

- Thank you Ken for coordinating and getting the X-mas lights in place up front!
- Future state of the bushes/landscaping was discussed on the call. Jim and Pat A. had previously inquired about replace of most if not all with new shrubs/etc.  
Melody B. volunteered to design and proposed new landscaping bushes/plants/flowers and also volunteered to help with removal and planting. Steve B and Steve Petrasic will also volunteer to help any replacement of features. Most likely to occur in Spring 2021. Jim A mentioned that the lighting was “pretty shot” and needs replacing.
- Water Leak at Front Entry – Repairs have made. No longer leaking.
- Repairing/Sealing Mortar Aspects – Steve Petrasic has repaired the gaps and cracks in the stonework at the front entry.
- Trails –
  - Maintenance  
Thank you and shout-out to Jody W. as we partnered in building the pedestrian bridge to pass the dip on that part of the SE trail.  
Thank you to Jason and Jennifer R. for providing tree and brush cutting on along the North Trail! Thank you to the Town P&R staff for managing access issue along the SE Trail.
- Follow-ups (Previous Action Items) from Last Year’s Member Meeting
  - Early speaker testing for events  
This issue was raised by Ricky M.  
Update provided: Petrasic reached out to the Softball and Baseball representatives in LEAYSA and they will be sure to wait until the permitted time to use the PA at louder level. The early morning noise was testing of the system.
  - Lightening detector going off  
Petrasic reached out to Town of LE P&R Director. He stated that some calibration occurred and they should be better ‘dialed in’ now and not as sensitive.
  - Speed signs at entrance  
- “Watch for Kids”  
Approved to purchase signs. Have not yet purchased.
  - Suddenlink
    - Current performance
    - Interruption incident
    - Other options

Steve Petrasic called Suddenlink/Altice regarding performance. They will monitor and asked that we please contact them to report any issues. Representative was not aware of any plans to install fiber optic cable. Petrasic spoke with Town of LE Deputy Town Manager and suggested speak with providers to see if they’d be willing to run fiber if a certain percentage of SBHOA residents could commit to signing up. Member mentioned asking RTI what they are using.
- RTI Inc. Planned Development Ordinance# 890  
The Board expressed thanks to Jeanne B. and Jon L. as the RTI Wall/Expansion committee. They will relay information to the Board as they receive it while staying in-touch with the Town regarding development.  
As many of you know, information was previously sent to members the RTI Expansion prior to

the P&Z and Town Council meetings. Steve Petrasic attended and spoke to P&Z and Council raising the concerns that the Board and Members shared. Some Members also sent in and spoke.

The HOA Board expressed thanks those who also contacted the Town back in August. All of our concerns raised to the Town during those meetings regarding the wall were approved by Council. The RTI landscaping will be in place instead of a large wall as well.

- **Member Q&A/Comments**

Please see mentioned as applicable to the bulleted topics above.

**Adjourn Meeting: 4:54 PM**