



Shell Beach HOA
MINUTES – Annual Member Meeting
August 31st, 2024

(Little Elm Rec Center | 303 Main St, Little Elm, TX 75068)

Start Time: 10:01 AM

Board:

Steven Petrasic, President [Present]

Ken Eaken, Vice President [Present]

Matt Kendrick, Treasurer [Present]

Jennie Petrasic, Secretary [Present]

Agenda Topics:

- Approval of Previous Mtg. Minutes [*Previously approved electronically and posted – No action.*]
- Treasury Related updates
 - **Present Annual Treasurer Report** – 1 property unpaid from 2023; 4 unpaid for 2024; Full report will be sent to members via email.
- Social Committee
 - **July 4th Parade/Gathering** – *Thank you Wendy! Hour earlier and shade was successful.*
 - **National Night Out** – *Tuesday Oct 1st. Petrasic will help get the Town permit as part of transition.*
 - **Christmas/Holiday Party** – *New board to discuss and decide for 2024. Positive feedback regarding last year at Senior Center with Savory catering.*
- Entrance –
 - **Landscaping** – *Completely re-done. ~Thank you, Melody, for the design~ Large expense due to complete dirt (clay) removal and replenishment. Power washed the front entry stonework as well as all Street markers. Painted shell designs on street markers and front entry.*
 - **Irrigation** – *Petrasic removed while dirt work occurred and reinstalled after re-planting occurred.*
 - **Lighting** – *New globes and lights installed. Smaller garden lights discussed. They were pulled up during garden redo. Decided not to reinstall with so much plant growth and the existing garden lights seem to be plenty. The lights will be placed in a tote and transitioned in case future use is desired. Transformer box previously purchased will be stored as well for Landscape Committee.*
 - **Security** – *Need to decide on whether to keep or not. Current operations need to be discussed among the new board and decide on direction. Possible options to get standalone cameras accessible via 4/5G LTE or go with a service – vendor quotes are provided to new board.*
- Trails –
 - **Maintenance** – *Still waiting to hear about trail improvement timing as part of the Cottonwood Park master plan development and improvements. Petrasic will follow-up with P&R to see if an ETA can be provided.*
- Cottonwood Park Master Plan
 - **Updates** – *Delayed and paused for a few weeks earlier this year with the rain and lake high water. However, CCM entrance was closed while new concrete for entry road and parking lot was getting*

done. Entry appears complete. Additional parking after entering CCM is complete (not yet accessible) and the Lighthouse construction and pavilion are in progress.

- **General/Administrative Updates –**

Roads and Sidewalks: *Regarding the needed concrete panel replacement (at the front entry) the TOLE expects this to occur in October or early November. TOLE has expended all of their Contract Street Maintenance funds for this fiscal year. TOLE new budget starts October 1st. [The SB front entry road repairs are] scheduled to be one of the first projects in the new Annual Street Maintenance Program. Per TOLE - if they observe an emergency or safety concern, they will take necessary action as needed.*

Fiber Optic Installation for Internet services: *As communicated via email announcement July 23rd, and after working with the TOLE and Astound Internet provider, budget was allocated for install of Fiber into SB SUB!! Current Update (Aug. 30th) is that the subdivision is about 75% marked. Electric and communications is about 20% marked. No water or sewer has been located.*

Runyan's 1334 SB - *expressed their thanks for the early morning noise when having to pour their foundation in the early hours due to the heat.*

Transition Activities – *Petrasic will finalize a draft document to handover information related to HOA operations, communicate any outstanding action items and draft any SOP documents (if needed) and then transition accounts like Google docs, Gmail, GoDaddy (website), as well as Matt transitioning Chase Bank account over, inform of annual renewal aspects like insurance and PO Box etc.*

- **Member Q&A/Comments –** *Attending members expressed thanks to the current board. Asked about yellow cone on Stillwater Cove (Petrasic to follow-up with Optimum/Town about new box cover). Discussed future aspects of HOA and possibility of need in using a management company if not enough volunteers to keep it going. General sentiment was that was not preferred.*
- **Election of New Board Members –** *Volunteers for Vice President and Treasurer came forward and submitted names for voting. Attending members voted and approved Connie Weaver as the new Vice President and Sydney Abraham as the new Treasurer. No name submitted for President. Emails will be sent seeking volunteers and subsequent appointment by elected board members (Connie W. and Sydney A. – VP and Treasurer respectively). The new board will discuss and appoint the new Secretary.*

Adjourn Meeting: (Time: 11:02 AM)