



**Shell Beach HOA**  
**MINUTES – Board Meeting**  
**April 1<sup>st</sup>, 2023**  
(1409 Vanish Pt)

**Scheduled Start Time: 8:30 AM**      **[Actual 8:35]**

**Board:**

**Steven Petrasic, President - Present**

**Ken Eaken, Vice President - Present**

**Matt Kendrick, Treasurer - Present**

**Jennie Petrasic, Secretary - Present**

**Agenda Topics:**

- Approval of Minutes from August 27<sup>th</sup>, 2022, [Previously approved electronically and posted]
- Treasury Related updates
  - Update on outstanding 2022 & 2023 Dues Owed –
    - As of 04/01/23 73 properties (84%) had paid 2023 Annual dues (14 unpaid); 1 unpaid 2022 Annual dues.
  - Report of current bank account balance
    - Bank Account Balance (as of 03/31/23) = \$35,736.73
- Social Committee
  - July 4<sup>th</sup> - Board will reach out to Tammy L. to discuss this year's plans. Board will email seeking additional volunteers.
  - National Night Out – Scheduled for October 23<sup>rd</sup>. No preparation is needed at this time.
- Entrance –
  - Landscaping – Petrasic ran into Melody B. while walking and she mentioned that she would coordinate the front entry garden spring refresh. Petrasic will follow-up and confirm. Board approved low voltage transformer purchase to replace at front entry to resolve flickering lights in south garden.
  - Irrigation – Meter replacement has had past approval and Ken E. will follow up with the Town to take next steps in replacing to smaller meter that will result in a lower base monthly charge.
  - Lighting – Entry globe lights have had 2 LED smart bulbs donated and installed. Will change colors for holiday and festive events.
  - Security – Approved transitioning from resident-based system to 5G network connectivity, which will result in a monthly fee with chosen data carrier. Will work with Brandon B. to install and implement.
- Trails –
  - Maintenance – Petrasic will walk the trails and look for issues and/or overgrowth that need to be addressed.
- 2023 Annual Member Meeting – August 26<sup>th</sup> is tentative and Board will look into reserving a venue.
- RTI Construction/Development – The fire lane installation is nearing completion. Petrasic has been in contact with Town officials who have been working with contractor surveyors as well as Town

surveyors to align on final placement off the screening wall and current fence replacement. A few impacted residents along Shell Beach Dr. have also been involved in communication of current status and activities and have relayed updates they have received directly. The Town will be going door-to-door to communicate timing and activities that will be occurring. The Town will be finalizing details and provide communication soon. Once received, the Shell Beach HOA Board will email residents and relay that communication.

- Cottonwood Master Plan Update – Parks & Rec and Town of LE provided an update that the original contractor was dismissed and that the same contractor currently working Lakeside Park (AUI) will be managing Cottonwood Park implementation. The anticipated start is June 2023 and completion is December 2024. Petrasic will send a notification to HOA residents with a link to the Cottonwood Park master plan as a reminder.
- Other
  - Discuss website – [Webhosting renewal due soon.](#)

**Adjourn Meeting: 9:27 AM**