

Shadow Trails
Board of Directors
Minutes of Regular Meeting
10/25/21

Minutes of the Board of Directors meeting of the Shadow Trails HOA, Broken Arrow, OK, held at the pool in Broken Arrow, OK.

1. CALL TO ORDER

Nicole Barnhouse, Board President, called the meeting to order at 5:33 pm.

2. ROLL CALL

Board members present:

Nicole Barnhouse
Jennifer Jones
Kyle Ingram
Ryan Woods

Committee members present:

Janelle Williams
Nathan Williams
Jason Gates
Crystal Wilson
Devin O'Neil
Jaqueline York

Others present:

Larry Stone
Barbara Stone
Beth Frazier
Luis Hejtmoeck
Mike Ferguson
Torry Ferguson
John Herring
Jerri Herring
Kevin Gerdees
Mike Polsgrove
Shelly Polsgrove
Matt Pierce (Turn Pro)
Curtis (Green Country)
Chris Babb
Melissa Babb
Brian Bennett
Trish Bennett
Shauna Ingram
Jenny Larkin

Mark Blakley

Absent:

3. APPROVAL OF PRIOR MEETING MINUTES

Motion to approve the minutes of the previous meetings:

- 9/28 Regular Meeting

Nicole Barnhouse	Kyle Ingram	Ryan Woods	Jennifer Jones
Approve	Approve	Approve	Approve

Result:
Approve

4. UNFINISHED & NEW BUSINESS (Agenda)

- TurnPro Aquatic (Vendor Q&A) 5:30 PM
 - Pond Treatment for 2022
 - Cattail spraying
 - Time to complete estimated by January
 - Will cut to root and spray as see new growth
 - Will utilize saw blade on “weed whacker” for manual clean-up
 - *Will need to forward confirmation of area to complete that was previously reviewed by board and TurnPro
 - Should be 4 corners
 - What is included in the monthly cost?
 - \$269/mo includes weed management/dye/expertise in pond maintenance
 - Weed killer is effective for 90 days but UV sensitive (why dye pond) and will degrade
 - Includes spraying of cattails
 - Not done under prior board per their request
 - Current monthly costs cover spraying aquatic vegetation (includes cattails) and algae
 - Can revisit for additional treatments between what is scheduled if seeing issues

- Do we need to dye the pond?
 - Algae growth is inhibited by dye as well as other aquatic weeds
 - Helps slow degradation of weed killer that is UV sensitive
 - Have a variety of colors can achieve based on resident preference (blue to black)
- Neighborhood Security Cameras 6:00 PM
 - Vendor Presentation (Zoom)
 - Block Safety - Cameras can ID car tags
 - Recommend 2 cameras at each entrance (coming and going)
 - Annual expense for cameras with 2 year lease of equipment (pay annually)
 - Video is owned by neighborhood
 - Cloud storage with password protect
 - 6-8 week lead time to install
 - Can detect resident/non resident vehicles
 - Sparrow has 7 day storage 1.9K/yr 3-4 hrs to load video
 - Sparrow Real Time 30 day storage, 2.4k/yr, instant video on cloud
 - Both 1080p snapshots of license plates

May want to look at trial cams as alternative

- HOA Management 6:30 PM
 - Green Country HOA Management
 - Currently manage Legends and Legacy Park (South Tulsa area focus)
 - 19 programs under their management
 - Manage day to day contractors, etc.
 - Do not make decisions on behalf of neighborhood
 - Attend all board meetings
 - In neighborhoods every week
 - Enforce covenants monthly
 - Get contractor bids for board approval
 - Manage pool system
 - Manage architectural requests
 - Mgmt company audits before sending to arch for review and will follow up with residents
 - Send invoices to board for approval prior to paying
 - Office work in managed
 - 24hr return on calls/emails and have emergency line for residents
 - File liens in-house with attorney
 - Bid cost per lot (30 day out on contract)

- Covenant violations are letters first (“friendly reminder”)
 - Can develop fee structure in covenants
 - \$60/lot/yr, 197 lots for phase 1 ~ \$12k/yr
- Playground Design/Estimate (skipped)
 - Quote from Jack Wills
 - Review of topic on hold for future meeting
- 2022 Budget Review & Vote
 - 2022 Dues Review & Vote on [2022 Posted Budget](#)
 - Need more time to review - Postpone till next meeting
- Restrictive Covenant Update (Mike Polsgrove)
 - Modifications to covenants - open discussion
 - Mike requests list/outline of what is needed for review
 - Will need 60% vote to pass changes
 - Need to discuss how to handle minor infractions
- Resident Concerns (not present)
 - Brian Bennett
 - Facebook posts
 - Financial Budget
 - Was not present to discuss

5. FINANCIAL REPORT

- \$43,326 in Checking as of Tuesday 10/25 (not including events, landscape, pool or reserve accounts)
- \$14k in reserve
- Incoming
 - \$235 in HOA letters and dues
- Outgoing Posted to Account
 - Major bills
 - \$2,600 Landscaping
 - \$2,400 Pool Maintenance
 - \$3,760 Pond Maintenance (\$3500 cattails likely November)
 - \$1,600 in Sprinklers for Pond Trees
 - Will continue to monitor water bills (suspect temp and watering of trees at pond resulted in recent higher costs)
 - Electric, Water, Gas, Internet, etc.

- \$2,700

6. NEXT MEETING DATE

All meetings will be at the pool until the weather is bad, then we will switch to zoom only unless anyone wants to host the board meetings at their home.

The next monthly Board meeting is scheduled for Monday 11/8/21 at 6pm (LAST MEETING TILL JANUARY)

The board meeting adjourned at 7:23PM
These minutes were approved by the Board of Directors.

Jennifer Jones, Secretary

Date