

SHADOW TRAILS HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
AGENDA AND MINUTES
APRIL 13, 2021 6 P.M.

1. MEETING CALLED TO ORDER

The meeting was called to order by John Thisler, Current President of the HOA, at 6:05 p.m. April 13, 2021.

2. PROOF OF NOTICE OF MEETING AND VALIDATION OF QUORUM

The quorum was met and there were 42+ households participating in the meeting as well as Rick Dodson, the developer.

3. READING OF THE LAST PREVIOUS ANNUAL MEETING

The meeting agenda of the previous annual meeting held on April 29, 2019 were read by John Thisler.

4. REPORTS OF OFFICERS

John Thisler (President)

- In April 2019, the HOA was turned over to the Shadow Trails homeowners by the developer, Rick Dodson, with 89 occupied homes.
- The pool was opened August of 2019 after receiving additional funds from the developer for unpaid lots to help with operating costs.
- In addition, the officers paid the dues early for the next year due to a lack of funds.
- There were some unexpected expenses associated with the pool such as vandalism and theft which lead to additional pool expenses, i.e., cameras.
- The landscape committee was formed, and this committee took up collections from various homeowners to plant and make the entrance more attractive.

- In November of 2020, with now 121 homeowner owned lots, the neighborhood streetlights were transferred to the city, the sprinkler system was mapped out to save money and reduce run time.
- In November, the HOA ended its association with Lionheart. At this time, the Board of Directors of the HOA took over the duties of the neighborhood and hired new contractors for the mowing and pool services.
- In April 2020, the library was still closed, and no annual meeting was held.
- In January 2021, the homeowner dues were raised from \$450 to \$550.
 - This was in accordance with the By-laws which allow a one-time increase in the dues within one year of the swimming pool being opened.
- In 2021 additional furniture was purchased for the swimming pool.

Brian Bennett (Vice President) Declined to report.

Steve Whittaker (Treasurer)

- Currently have a balance of \$92,053.18 in the HOA account.
- There are four homeowners that still owe dues for 2021.
- The developer paid for 24 lots earlier this year and has written a check for \$13,200.00 for the additional lots to be deposited on July 1, 2021.
 - This leaves \$20,453.20 in receivables still outstanding to be added to the current balance for 2021.
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- Reducing watering of the common areas and reduced run times and the fact that the city of Broken Arrow bills for water two months in arrears.
- It will be up to the 2021 board whether they want to increase the watering of the common areas because of the new trees around the pond area.
- Other various expenses discussed:
 - \$6,000 for six months for maintenance of the pool,
 - \$1,000 a month for chemicals for a total of \$12,000,
 - \$750 per mowing of common areas,
 - \$1175 for the first quarter of insurance, fertilization of common areas for April, September and perhaps November.
 - Chemicals for the pond of \$290 per month.
 - All the utilities are down in 2020 from 2019 due to the Board being proactive in reducing costs to the association.
 - The HOA will obviously have more detailed records in 2021.
 - The association is currently working off a credit from ONG because they overbilled the HOA for meters that it did not own.
 - There will be a small amount of gas used for the fireplace at the pool and the hot water for the pool bathrooms for 2021.
- Any playground expenses will be handled by the new 2021 Board of Directors as well as any expenses for cleaning the pool bathrooms.
- New chairs, tables and umbrellas have been ordered for the pool.
 - The current HOA directors have replaced the circuit breakers at the meter and lines for the pond pump.
- While the pond fountain is performing better, the breakers still must be reset occasionally.
- The next step for the fountain will be the line going from the fountain to the land which will be very costly.
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- The new trees that have been planted around the pond by the developer, are all green and doing okay.
 - Mr. Whittaker thanked Bob Gresh and others for hand watering the trees. Everything now has been fine-tuned by the current board.
- A copy of the budget has been posted.
 - In addition, the current board will turn all dollars over to the new board.

Nicole Barnhouse (Member at Large)

- Working with Dodson towards a playground.

- Wait and see how Phase II works out for Dodson
 - Quotes between 25-35k for equipment/install
- HOA is now collecting \$50 administrative fees for closing letters.
 - Lionheart was receiving this money previously
- HOA has received 42 percent of the dues from the builders.
 - 25/59 lot dues with a margin of error of 5 lots due to closing.
 - Looking at filing a lien on the SLK lot since we cannot get into contact with them.
- HOA software & website
 - Wild Apricot – cost effect option \$600
 - Traditional Management Companies \$10,000
 - App Folio management software \$ 3800

5. REPORTS OF CURRENT COMMITTEES

Nicole Barnhouse (Architectural Committee)

- 5 applications have been submitted via google form and have been approved.
- The architectural application is important to submit if you are making changes to your home, especially if they are visible to neighbors.

Nicole Barnhouse (Pool Committee)

- The pool will open May 21 through September 6.
 - It will be open from 7 to 10 pm.
 - The pool will be closed for cleaning and chemical work from 3 to 10 every Tuesday.
 - There will be 2 pool bathroom cleanings per week.
 - The pool committee has approved homeowners who are under contract but not moved in to pay to use the pool.
 - Also, the pool furniture should be in soon, but we don't have contact info from Brian Bennet.
 - There will be a pool clean-up day is April 25th.
 - Children should not attend because of painting

Carrie Hood (Events Committee)

- The Events Committee now has \$600 in the 2021 budget for events.
- There will be a fishing contest held at the pond and a team contest for the best t-shirt.
 - There will be a candy truck so please bring cash.
- Other events include the Boo Parade and 4th of July Parade.
 - This committee would like to have more events at the pool.
 - Movie nights
 - The committee at this time cannot afford to rent a projector and would like to borrow one.

- Tory Ferguson and Ashley Flores have volunteered for the events committee for 2021.
 - The event committee will be taking up a collection for the fireworks at the pond.
 - This committee would also like to continue the booing at Halloween and ensuring that all homes are booed.

Jacqueline York (Landscape Committee)

- Robinson landscaping had been hired to maintain the flower beds.
 - Beds were mulched and cleaned the beds at the front entrance.
- Due to the cold weather some of the bushes and pampas grass will have to be cut and hopefully they will be okay and will bloom.
- Currently annual flowers are being planted in the entrances.
- Going forward the committee would like to see that all landscaping falls under this committee's responsibility.
- A few dead trees will have to be replanted in the fall which is in the 2021 budget.

6. ELECTION OF HOA BOARD OF DIRECTORS

Aaron Allen (Nominating Committee) announced 3 nominations:

- Jennifer Jones
- Kyle Ingram
- Aaron Allen
- The questionnaires were posted for the Shadow Trails residents on Facebook.

Nominations were then open for the Board of Directors from the floor.

- Nathan & Crystal Wheeler nominated Ryan Woods
- Beth Frazier nominated Nicole Barnhouse
- Nathan & Crystal Wheeler nominated Nicole Barnhouse
- Ryan Woods nominated Stacy Montang
- Kyle & Shauna Ingram nominated Nicole Barnhouse
- Ryan Woods retracted his nomination acceptance as a board member to simplify voting.
- 2021 HOA Board of Directors were elected by acclamation. The new 2021 Board of Directors are as follows:
 - Jennifer Jones
 - Aaron Allen
 - Kyle Ingram
 - Nicole Barnhouse
 - Stacy Montang

7. MISCELLANEOUS NEW BUSINESS DURING THE MEETING

The 2021 Board of Directors would like to break out the responsibilities of the Board for the coming year. New committees were discussed:

- Dues Collection & Welcome Committee
- Pond Maintenance Committee General Maintenance Committee
- Covenant Enforcement Committee
- Records Audit Committee
- Neighborhood Watch

Rick Dodson (Developer)

- All phase I lots are sold and that he is waiting on one builder to close on the lots along 121st street and the power station.
- Dodson has purchased the Woodbridge lot and will cover the cost of the SLK lot dues so the board does not have to file a lien.
- For covenant changes
 - the flagpole issue is something builders typically stay away from
 - Cars parked in the street and basketball goals can be addressed with the new board.
- Open to discussing with Jack Wills the cost of playground equipment.
 - Ballpark \$10,000 for equipment.
 - Look at liability insurance for equipment too
- A construction dumpster will be provided in the neighborhood and Dodson will ask his workers to help clean up.
- Sod removed by mistake will be replaced in Reserve A when the weather is better.
- Trees will be planted in reserve A and Pond Trees will be put on hold for now.
- Broken fence pickets have been replaced and need to be stained.
 - Color is a custom blend – need to email Dodson for color.
- 2021 board members beware that people are asking to join the Facebook page who are not homeowners.
- The draft minutes will be finalized in the next couple of days. The current Board will contact and transition to the new 2021 HOA Board.
- Blake Erwin volunteered to be on the pond committee.

- Lindsay Groves wanted to ensure that the new board has all the information about the new retention pond.
- Gene Keely requested speed limit signs.
- Ginger Middleton asked for new homeowners to be provided covenants and if our HOA does can be put into escrow.


8. ADJOURN

John Thisler adjourned the meeting.

APPENDIX: POINTS OF CLARIFICATION

Shadow Trails

Private group · 219 members

+ Invite

About Discussion Announcements Rooms Members Events Media Files

Yvette Martinez is with **John Thisler** and **3 others**.
August 25, 2020 · 🌐

Special Announcement from the HOA Board-
We are pleased to announce that we have a new board member!!

Please join us in welcoming Nicole Barnhouse as our 5th board member. She is filling Sarah Dodson's open position, as Member at Large. Nicole will also be spearheading the Pool Committee.

A little about Nicole, she and her family moved in to Shadow Trails in November 2019. She has lived in Oklahoma for the past 6 years and is originally from Florida. Nicole and her husband Blake have been married for 10 years and they have 3 children. She enjoys baking with her kids, swimming, and going camping.

👍❤️ 22 8 Comments Seen by 147

Like Comment

About

Shadow Trails was established in 2016 and is located in far south Broken Arrow in the Bixby School District. We like to think it's the best upc... [See More](#)

Private
Only members can see who's in the group and what they post.

Visible
Anyone can find this group.

Broken Arrow, Oklahoma

General Group

Linh Tran Stephens
Congratulations!!! 🎉
Like · Reply · 30w

Sarah Jameson
Congrats! Thanks for serving on the board!
Like · Reply · 30w

Debbie Adams Potter