

Shadow Trails
Board of Directors
Minutes of Regular Meeting
8/24/21

Minutes of the Board of Directors meeting of the Shadow Trails HOA, Broken Arrow, OK, held at the pool in Broken Arrow, OK, at 6:00pm on 8/24/21.

1. CALL TO ORDER

2. Nicole Barnhouse, Board President , called the meeting to order at 6:02PM **ROLL CALL**
Board members present:

Nicole Barnhouse
Kyle Ingram
Jennifer Jones
Ryan Woods

Committee members present:

Amy Vineyard - Pool
Cullen Bryant - Pond

Others present:

Acacia Strube - Resident
Sarah Dorsey - Beacon HOA mgmt.

Absent:
N/A

3. APPROVAL OF PRIOR MEETING MINUTES

Motion to approve the minutes of the previous meetings:

- 7/29 Regular Meeting

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

Result:
Approve

4. FINANCIAL REPORT

- \$62,772.44 in Checking as of Sunday 8/22 (not including events, landscape, pool or reserve accounts)

- Incoming
- \$619.45
 - \$399.45 on pond trash can refund - (wrong size)
 - \$220 in HOA letter and dues late fees
- Outgoing Posted to Account
 - \$6,344.09 in bills
 - \$2,563.12 Landscaping
 - \$2,238.25 Pool Maintenance
 - Electric, Water, Gas, Internet, etc.

5. UNFINISHED & NEW BUSINESS (Agenda)

- Start meeting, record attendees
- Previous Minutes to be approved
 - 7/29 Regular Meeting
- Alternate HOA Management Option
 - Beacon HOA Management Company
 - First 30 minutes
 - Notes from Mtg:
 - Beacon is full service company
 - Appfolio used for management software
 - All residents would have own account
 - Can field HOA questions
 - Will send out financial statements when necessaryTypically 24 hr response time to residents
 - Husband and wife company
 - Other fees not included in contract include:
 - Printing fee
 - Postage costs
 - Tax prep via 3rd party accountant
 - Attorney fee for lien filings
 - Research fee: Ex, playground, key fob system, covenant investigations
 - *Nothing charged without advanced notice
- Pond Committee
 - Large Trees/Sprinklers
 - Quotes received
 - Jorge 1.6K
 - LC 4.9K

- Propose to vote on moving forward with south pond sprinkler installation via Jorge
 - Motion seconded, motion approved
 - North side of pond on hold for further discussions/quotes pending
 - Cattails - current status
 - Have not received update from TurnPro on status
 - Will follow up with TurnPro for next steps
 - Electrical issues - Any progress?
 - Currently not seeing any issues, continue to monitor
 - Fish stocking update
 - Discussed raising funds vs. purchasing few at a time
 - Getting quotes and potential quantities
 - Resident Only Sign - Any progress?
 - \$45 for 18x18 signs
 - Board request example of signs for review
- Pool Committee
 - Possibility of extending the pool season
 - Current closing date is 9/6/21
 - Amy to use Facebook poll to gauge interest on options to keep open
 - Estimated cost for 2wk extension ~\$1200 + water costs
- 2022 Operating Budget
 - Preliminary Draft is Posted
 - Based on \$550 dues for 2022
 - Focus on Playground, Pool Concrete, Security, Pond Cattails
 - Initial Committee Requests (will finalize in September)
 - Pond
 - Pool
 - Landscape
 - Events
 - Add reserve for pond erosion control/spillway repair
 - Phase 2 pond will be maintained by developer until developer starts paying dues on phase 2 lots - no need for reserve at this point
- Other Items (Any Updates?)
 - Written Newsletter
 - Finalize draft, printing and distributing

- Playground Design/Estimate
- Restrictive Covenant Updates & Covenant Enforcement
 - Last meeting discussed enforcing trash cans & mowing
- Neighborhood access to view BOK Statements
 - What should be visible?
 - Not ready to discuss yet - need more time to review.

Resident Raised Concerns

- Acacia Strube
 - Children At Play Sign
 - Discussed options for signs, children at play vs. turn ahead to prompt drivers to slow down in area

6. NEXT MEETING DATE

The next monthly Board meeting is scheduled for Tuesday 9/28/21 at 6pm

The board meeting adjourned at 7:29PM
These minutes were approved by the Board of Directors.

Jennifer Jones, Secretary

Date