

**Shadow Trails**  
Board of Directors  
Minutes of Regular Meeting  
9/28/21

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**

Ryan Woods, Board Member, called the meeting to order at 6:01 pm.

**2. ROLL CALL**

Board members present:

Nicole Barnhouse (zoom)  
Kyle Ingram  
Ryan Woods

Committee members present:

Jason Gates (zoom)  
Devon O'Neil

Others present:

Lindsey Groves  
Brandon Groves  
Rick Dodson

Absent:

Jennifer Jones

**3. APPROVAL OF PRIOR MEETING MINUTES**

Motion to approve the minutes of the previous meetings:

- 8/24 Regular Meeting

Nicole Barnhouse	Kyle Ingram	Ryan Woods	Jennifer Jones
Approve	Abstain	Approve	N/A

Result:

Approve

**4. FINANCIAL REPORT**

- \$51,262.23 in Checking as of Tuesday 9/28 (not including events, landscape, pool or reserve accounts)
- Incoming
  - \$255 in HOA letter and dues late fees
- Outgoing Posted to Account
  - Major bills
    - \$2,638.12 Landscaping
    - \$2,112.08 Pool Maintenance
    - \$1297.74 Insurance
    - \$1,600 in Sprinklers for Pond Trees
  - Electric, Water, Gas, Internet, etc.

## 5. UNFINISHED & NEW BUSINESS (Agenda)

- Phase 2 Pond discussion
  - Rick Dodson - McGuire Construction is the company building
  - Roads are supposed to be done in a few weeks
  - Taking longer than expected
  - For any issues, there is a 1 year bond on Phase II ponds
    - Will then start sodding the pond.
      - 2 ponds in phase 2
        - Logs are still in first pond - Dodson will remove them.
        - 2nd one is really steep, Dodson and Brumble might put a fence around it.
        - Can it be less steep? Well they are building it according to how they submitted plans to the city.
        - Options for planting trees around larger phase 2 pond
          - Really need to consider sprinklers because we are struggling to keep phase 1 trees alive.
- Landscaping Committee
  - Entrance Tree Trimming - Timeline is undetermined yet.
    - It's still too early to trim them.
    - 1 dead tree - can look at larger replacements, but that will be significantly more expensive.
  - Reserve A landscape plan - any progress (skipped)
  - pool landscape plan - skip spending in 2022; recycle plants as identified (skipped)
- Pond Committee

- Large Trees/Sprinklers - one side complete - other side?
  - completed side is working fine
  - \$800/\$900 rain bird quick connect (\$300 in labor)
    - looking for a cheaper option.
    - Raised mowing height at entrance, but will ask to raise at pond.
- Cattails - current status
  - TurnPro supposedly coming out this weekend.
    - If they can't make it, determine what the cost would be to settle
      - Kyle will call
    - Hold off on motion to cancel cattail service with TurnPro
    - Resident Only Sign - complete
- Pool Committee
  - Pool Closed 9/13
  - Upcoming maintenance - fence move & post removal
  - Winterization in October
  - Bathrooms holding furniture right now
  - Concrete on south section - Ready to get started
- Motion to move forward with \$3500 for concrete
  - Motion Raised by: Nicole Barnhouse
  - Motion Second by: Ryan Woods

Nicole Barnhouse	Kyle Ingram	Ryan Woods	Jennifer Jones
Approve	Approve	Approve	N/A

Result:  
Approve

- 2022 Operating Budget
  - Preliminary Draft is Posted
  - Based on \$550 dues for 2022
  - No reason to raise the dues in 2022
  - Focus on Playground, Pool Concrete, Security, Pond Cattails
  - Dodson can help with playground or even cattails maybe
  - Initial Committee Requests
    - Anything else?

- Other Items
  - Written Newsletter - done
  - Playground Design/Estimate - any progress? (skipped)
  - Restrictive Covenant Updates & Covenant Enforcement - any updates?
    - Addressing violations as they are raised
    - Communicating regularly with Mike Polsgrove
  - Neighborhood access to view BOK Statements
    - Voted No to statements
    - Finances in meeting minutes are sufficient
    - Current within 1-2 weeks after meeting
  - Letters to builders about lot clean up
    - Looks like entrance (3810 W TUCSON PL) finally started construction
      - Had a hard time contacting them
      - Maybe see click fix ticket helped (didn't hurt)
    - Sent first round to owner at north corner (6503 S Palm Pl)
      - One owner owns both lots - need to send second letter
      - Can someone submit a see click fix ticket?
  - Entrance Fencing - need quote on repair
    - Have not emailed/mailed the builder yet
    - 4014 W Tucson Pl - Dodson
  - Need committee for entrance maintenance
    - Entrance Light has been out for a while
    - Fence repairs take months
      - Give them 30 days and then charge the builder
        - Reach out to the company who did pool fence work.
          - Haven't done it yet, but will.
    - Kyle will verify the light found is correct and then Nicole will order

Resident Raised Concerns (No one present - covered most if not all of these already)

- Geen Keely
  - North fence needs repainting
  - Fence on West side between homeowners and capital homes
  - Fish in the pond can wait.

- John Thisler
  - Can the board commit to publishing cumulative expenditures through August of 2021 for the September board meeting??
  - BOK information should not be displayed but instead actual expenses vs budgeted would be best.
  - Voting on neighborhood priorities for 2022
- Samra Mumtaz Hadi
  - Entrance Light is out - FFLED18 is the number, but that is the entire light.
    - Is there a separate bulb? If not, \$165 on amazon

## 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 meeting will be a budget meeting (ALL COMMITTEES) - Monday 10/11/21 at 6pm  
The next monthly Board meeting is scheduled for Monday 10/25/21 at 6pm

The board meeting adjourned at 7:14PM  
These minutes were approved by the Board of Directors.

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Nicole Barnhouse, President

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Date