



Shadow Trails Homeowners Association
6620 S. Palm Avenue, Broken Arrow, OK 74011
info@shadowtrailshoa.com | 918-387-9480

HOA Board Meeting Minutes

10/11/2022

Attendance: Cody Scott, Mike Polsgrove, Jon Herring, and Kyle Ingram

Call to Order at 6:30 pm by Cody Scott

Report/Discussing: Pond Fountain issues, repairs and possible solutions
Algae & cattail removal
Assistance in pond maintenance by neighborhood parents and kids
By acclamation: related expenses to the above are approved

Jon Herring Motions to meet with the vendor quoted (Iron Kross Dir Work Designs) and discuss options for a solution to Concrete Slides in the pond area if an acceptable design is put forth to move forward with spending 29,805.50 with a 10% change if warranted. Cody Second – All Approved.

By acclamation: Submit a letter from our lawyer to Ortiz-Concrete for Pool Concrete Plumbing repair and approve related legal expense.

Kyle Ingram Motions to remove from Robinson Landscaping the weed control portion from their contract and evaluate the contract for renegotiation. Cody Second – All Approved

Cody Scott Motions to hire Fairway at \$190/acre for Weed Control on common areas. Kyle Seconds – All Approved

Kyle Ingram Motions to modify our current landscaping plan/committee to the following.

1. Landscape Committee will submit plans to the HOA Board for entrances (including plants to be installed and layout)
2. HOA Board will approve/modify/deny plans and, if necessary, approve spending.
3. HOA Board will contact the Landscaper with approved plans for entrances.
4. The Landscaper will install and maintain entrance beds.
5. HOA Board is requesting the Landscape Committee to review the pool entrance area and if they desire to take on this as a project. Submit plans for approval with costs, purchase items needed, and install plants/mulch/etc. The Landscaper will not maintain this area.

Mike Second – All Approved

Mike Motions that Covenant Violations follow this process:

1. When a violation occurs, a friendly, nice reminder letter is sent to the homeowner.
2. When a second violation occurs, a reminder letter is sent to the homeowner

Kyle Seconds – All Approve



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Update:

- Emails received that threaten legal action. When legal advice is requested for an appropriate response, the HOA will incur \$300-\$500 expense for each incident.
- The 121st street fence has been repaired
- Catching Possums and armadillo
- Replacing broken parts on pool umbrella for a nominal fee.
- Locks at the pool have been changed and keys updated to the appropriate people
- Wifi sprinkler controllers at entrances

By acclamation: related expenses to the above are approved

Cody Motions that HOA pays two neighbors at the entrances \$75/annually for the use of their wifi for the Sprinkler Controllers. Kyle Second - All Approved

Financial Report – Jon Herring

Expenses as of Sept 30, 2022

Due to the modification of categories (changed/new) – the funds listed below may vary from the Expense Report dated 8-16-22. Some line items from the 8-16 report may have changed categories. All funds are accounted (receipted) for when the current board obtained control of finances.

Administrative	\$1,415.85
Dues Refund	\$240.00
Events	\$1,306.29
Maintenance	\$14,484.13
Misc	\$312.48
Landscaping (Contractural)	\$17,680.50
Landscaping (Misc)	\$489.94
Pond/Reserves (Contractural)	\$6,146.00
Pond/Reserves (Misc)	\$839.86
Pool (Contractural)	\$9,144.22
Pool (Misc)	\$1,720.60
Utility (Water)	\$7,471.12
Utility (Ele)	\$7,432.96
Utility (Ins)	\$2,982.21
Utility (Internet)	\$1,182.00
Utility (N. Gas)	\$319.50
Utility (Waste)	\$67.50



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A detailed listing of all expenses/charges was provided to Board Directors.

Available Funds as of 9/30/2022

Current Funds	\$ 53,992.60
Reserves	\$ 34,014.92
Total	\$ 88,007.52

Neighborhood Community Meeting planned for Nov 3 at 6pm at the Pool.

Meeting Adjourn. 7:42pm