

Shadow Tails HOA Meeting

Thursday, February 2nd 2023.

Attending:

Cody Scott - President

Kyle Ingram – Vice President

Jon Herring - Treasurer/Secretary

Mike Polsgrove - Director

CALL MEETING TO ORDER at 7:15pm

- Pond
 - Fountain- The pond fountain cable was damaged during construction at the pond. Turn pro aquatics will test the cable and make repairs if they determine it to be salvageable. The plan is to install the fountain back in the pond this spring
 - Concrete Slides- Have been replaced, construction at the pond is complete. The original bid was \$31,805.50. After construction began, it was clear that we could have additional expenses not originally foreseen. Once the old slides were removed, it was discovered that the contractor that built the original slides did no install rebar for tension as well as did not pour the concrete on any sort of base material. This caused the contractor to dig down about 8ft to find solid ground and then back fill it in with crusher run. This is required and will help keep the ground secure under the slides as well as allow for proper water drainage. An additional 2 loads of black dirt and 2 loads of 18” rip rap rock were expected and required. The extra labor and material cost an additional \$7,600 bringing the total amount paid to Iron Kross Dirt Work Design to \$39,405.50
 - \$10,000 was spend on approximately 33,000 square feet of Bermuda sod. This was an unexpected expense. During construction of the pond, a great deal of grass was damaged. The plan was that the grass that was left would help keep the dirt from washing into the pond, this did not happen and the dirt was eroding back into the pond and the decision was made to replace some of the sod to help prevent future dirt loss. The plan is to overseed this spring with Bermuda seed and have a very beautiful pond area this summer.
- Pool
 - Lawsuit with Ortiz Concrete- Ortiz signed and received a letter from our attorney. Ortiz didn't respond in a timely manner and the HOA will be move forward with a court date and will file suit for the damages that occurred while they were pouring concrete at the pool.
Jon Motion to Approve this action, Cody Second and all approved
 - Fence at the pool needs repaired, meeting with Empire fence on 2-3-2023, to discuss repairs and to obtain a estimate.
By Acclimation – approved to move forward with reasonable cost for repair
Cody Motion to table Pool Landscaping and Pool House Guttering – Jon Second
Approved

- Landscaping
 - We got additional bids for landscaping services in the neighborhood. We have two bids currently. **First** is with Robinson Outdoor Services (\$2,873.75+\$18,600.00=\$21,473.75).
 - **Second** is Clean Clippings LLC (\$22,500+\$3,000= \$25,500).

Cody Motion not to renew with Robinson and visit about other options Jon
Second – All Approved

Kyle will secure an additional quote in a timely manner.

- Annual Meeting discussion
Tentative Date is the first week in April 2023 at 6:30pm in a close to Shadow Trails Location (Church or Library)

- Financials

Office	\$ 415.07
Dues Refund	\$ 240.00
Events	\$ 2,894.53
Maintenance	\$ 14,484.13
Miscellaneous	\$ 312.48
Landscaping (Contractural)	\$ 21,300.50
Landscaping (Misc)	\$ 2,856.94
Pond/Reserves (Contractural)	\$ 6,950.00
Pond/Reserves (Misc)	\$ 2,616.40
Pool (Contractural)	\$ 14,461.59
Pool (Misc)	\$ 1,878.82
Utility (Water)	\$ 11,460.72
Utility (Ele)	\$ 9,750.92
Utility (Ins)	\$ 3,487.77
Utility (Internet)	\$ 1,579.23
Utility (N. Gas)	\$ 464.61
Utility (Waste)	\$ 121.50
Utility (Misc)	\$ 1,196.41
Total	96,471.62

Account Balances as of 2/2/2023

Main Checking	\$ 52,321.92
Pending Deposits (HOA Dues)	\$ 25,750.00
Pool Checking	\$ 100.00
Events Checking	\$ 289.60
Landscaping Checking	\$ 500.00
Pond Checking	\$ 100.00
HOA Reserve Funds	\$ 34,036.17
Total as of 2/2/2023	\$ 87,347.69

Phase 1 Dues Collection as of 2/2/2023

Amt Paid	\$89,233.55
Amt Owed (Approx)	\$21,300.00
# of Homes not paid	36

January 2023

Capital Expense - Concrete Pond Work	\$39,405.00
Capital Expense - Sod for Pond Area	\$10,000.00
Other Expenses	\$2,025.14
Total January Expenses	\$51,430.14

UPDATES:

- Santa at Shadow Trails was a great success.
- Pond construction is complete.
- HOA dues were due 2-1-2023

ADJOURN 8:01pm