



Shadow Trails Homeowners Association

6620 S. Palm Avenue, Broken Arrow, OK 74011

info@shadowtrailshoa.com | 918-387-9480

HOA Board Meeting Minutes

8/16/2022

Attendance: Cody Scott, Zack O'Brien, Jon Herring, and Kyle Ingram

Call to Order at 7:04 pm

Discussion of Budget with Brian Bennett, auditing the 2021-2022 finances.

Dues - Late Fee discussion

Detective work needed to discover deposits and charges

Key Fob payment discussion

Kyle Motion to approve these expenses. Cody Second - Pass

6/24/2022	Torch Plumbing (pool sewer)	\$2,950.00
7/15/2022	Cody - Reimburse (water trees)	\$560.77
7/16/2022	Kyle - Reimburse (sprinkler/trees)	\$111.89
7/27/2022	Lowes - (Sprinkler Parts)	\$125.33
8/6/2022	AJ Tree Service (removal)	\$1,000.00
8/8/2022	Guidry Ele - (pond Ele Repair)	\$579.00

Pond Draining Slides

Met with Dodson – he suggested filling cracks with caulk and adding small rocks

Suggestions: Repair with gunite or completely replace. Quotes and information are coming soon.

Pool Concrete/Sewer issue

Kyle motion that we send a letter from our lawyer to Ortiz Concrete; if they don't respond, file for mediation, if necessary, file in court (\$3463 plumbing cost)

Cody Second - Passed

Pool Closing Date

Pool will close on 9/5/22 (this is the last open day)

End of Summer Party with Josh's Snow Cones. Jon Motion to approve, Kyle Second – passed

Cody motion to allow dogs to swim in pool on 9/6/22 only. Kyle second-passed

Issues

Pool Chimney Repair – Zack will take lead

Pool Fence Repair – Kyle will take lead

Pool Lights and Electrical work - Kyle will take lead

Lock Change – after pool closes, - Cody will take lead

Fob Access Side gate – Spring of 2023



Shadow Trails Homeowners Association

6620 S. Palm Avenue, Broken Arrow, OK 74011

info@shadowtrailshoa.com | 918-387-9480

Add water meter to the west entrance for future trees and irrigations – Approved by acclamation

Kyle motion to make Jon the HOA Secretary, Cody Second – Approved

Close the Pool, Landscaping, and Pond Checking Accounts and leave \$100 in the Events account. – Approved by acclamation

Recommendation to hire an outside bookkeeper for accounting records – Zack will assist with this

Updates:

Dead Trees removed from reserve

Fence at east entrance has been repaired – needs stain

Pond sprayed and should see vegetation die off

Street lights repaired

Kyle motion meeting Adjourn – Cody Second - Passed



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

Accounts and Spending for 2022

As of 8/12/2022

Checking Acct	
Pool	\$1,795.62
Events	\$942.41
Landscaping	\$1,824.77
Main	\$59,732.34
Pond	\$1,750.00
Reserve	\$34,011.52
Total	\$100,056.66
Total (minus reserve)	\$66,045.14

Expenses	Paid to date
Electrical (PSO)	\$5,445.93
Pool Trash (American Waste)	\$31.50
City of Broken Arrow	\$1,835.47
ONG (Natural Gas)	\$281.17
Insurance (State Farm)	\$907.12
Pool Internet (Windstream)	\$916.06
Turn Pro (Pond)	\$4,915.00
Pond Misc	\$2,232.00
Robinson (Lawn)	\$16,636.50
Hopp in Pool	\$6,417.67
Pool Misc*	\$12,331.98
Landscaping Misc	\$5,733.62
Events	\$1,107.49
Wild Apricot	\$1,176.41
Misc Exp	\$451.28
Total	\$60,419.20

* Includes Concrete work and Sewer Repair