

Lakes of Shady Shores Homeowners Association

Annual Meeting – November 9th, 2023

HOA Website: www.lsshhoa.com

HOA Email: LakesofSSHOA@gmail.com

Homeowners in attendance or represented by Proxy: 30 Total

Due to the sale of 112 Waterwood Cir, we only needed 30 in attendance instead of 32.

101 Lakeside dr.	100 Waterwood cir.	100 Island cir.	100 Sunset cir.
103 Lakeside dr. Proxy	102 Waterwood cir.	102 Island cir. Proxy	102 Sunset cir.
107 Lakeside d.	104 Waterwood cir.	104 Island cir. Proxy	104 Sunset cir.
219 Lakeside dr. Proxy	106 Waterwood cir. Proxy	106 Island cir.	108 Sunset cir. Proxy
221 Lakeside dr. Proxy	114 Waterwood cir.	110 Island cir.	110 Sunset cir.
223 Lakeside dr.		112 Island cir.	112 Sunset cir.
327 Lakeside dr.		114 Island cir. Proxy	114 Sunset cir.
329 Lakeside dr.			120 Sunset cir. Proxy
335 Lakeside dr.			122 Sunset cir.

Joe Kessler called the meeting to order at 7:06pm at the Shady Shores Baptist Church.

The October 2023 HOA meeting minutes were approved as submitted. Motion to accept made by Phyllis Santogrossi and seconded by Pam Mintz.

The Treasurer's report was approved as submitted. There is a balance in our checking account of \$41,815.76. A printed copy of the entire treasurer's report was available to the members. A motion to approve the treasurer's report was made by Sherryl Carter and seconded by Sylvia Couch.

Architectural Report – No new applications have been received at this time.

Old Business

- **Business Referral:** The business referral listings were posted on our website for the neighborhood. If you have any additional referrals for our website, please email Joe Kessler at kesslertx@charter.net the Company name, contact person, address, phone, and email.
- **Gate Remotes:** Extra remotes are available for purchase at the Kessler home, 114 Waterwood Circle. The cost is \$20 per remote, and check should be made payable to Lakes of Shady Shores HOA.

New Business

- **HOA Dues:**
 - As per the meeting Minutes of November 7th, 2013, dues decreasing back to \$300 would be discussed after the original pond loan has been paid off. Brian Rameriz made a motion to reduce the dues back to \$300, the motion was discussed in length, and all homeowners present agreed that it is not feasible to reduce the dues back to \$300 with all the extra expenses such as the gates, ponds rock work, roads and more that's needs to be maintained. In addition, inflation has increased the cost of water, electricity, and other monthly expenses that the HOA must pay. The motion was denied, and a new motion was made to increase the yearly dues from \$750 to \$800 to cover all the expenses the HOA is responsible for in addition to fulfilling the requirements of the new pond loan. All residents voted unanimously in favor.
 - \$400 is due no later than January 15, 2024, with the remainder of \$400 due no later than May 15, 2024, or you may elect to pay the entire amount of \$800 by January 15, 2024. A reminder notice will be sent in December 2023.
- **Ponds:**
 - Flashing Lights in the pond are to keep the geese away, they are solar powered.
 - Rock work around the ponds has been completed and looks great. Gaps around the first pond that were eroded have also filled.

- The loan for pond work was approved for \$87,000 at 6.68%. With a requirement that our dues increase from \$750 to \$800 per year. The monthly payment will be \$1000.19.
- **Maintaining Common areas:** Volunteers are needed to help keep the neighborhood looking good and presentable. If you can help with anything, please let us know.
 - Pam Mintz made a motion to pay the 2 men that helped Joe fix the roads and trim the trees (tree trimming is not part of the landscape contract). All residents present voted unanimously in favor.
- **Property Maintenance:** It has been asked and requested that properties be well-kept and maintained in our neighborhood. Unfortunately, some residents don't adhere to this request. A letter has been drafted with attached by-laws to be emailed/hand delivered to residents not in compliance.
- **Front Entry Decorations:** Thank you to Pam Mintz and Laura Kessler for taking the time to make our front entry beautiful.
- **Septic Smells:** To avoid foul smells in the neighborhood please be sure to keep your septic system maintained.
- **Events:** Emails have been sent out and will continue to be sent as events occur in our surrounding areas.
 - Nov 11 – Recycling event from 8am-12pm Lake Dallas
 - Nov 11 – Recycle & Trash off from 9am-12pm – NCTC parking lot.
 - Nov 30 – Christmas tree lighting at 6pm – Town of Shady shores.
- **Gates:**
 - Thank you, Don Sanger, and Joe Kessler, for fixing the entry gate that was scraping on the ground. They will continue to maintain and re-enforce them as needed.
 - Signs/number are on the gate in case there is a problem with the gates. The signs have been moved to the side of the gate to avoid extra weight in the middle.
 - Please do not push the gates open manually, it puts a lot of pressure on the arms that causes them to break. Please use the code or remote to open the gates.

- Eventually the arms will need to be replaced with more heavy-duty arms. Once the HOA has saved up some money
- Please remember to give gate code to delivery people.
- **Pedestrian gate:** Residents have requested again to investigate adding a pedestrian entry for walkers and cyclists. HOA will investigate the cost and options available for further discussion.
- **New Residents:** Welcome to the Colegrove's who moved in a couple months ago on Island circle.
- **Election of Officers:**
 - A motion was made by The HOA Board to retain Joe Kessler as President for another 3-year term. The residents voted unanimously in favor.

With no further business to discuss, a motion to adjourn was made by Rodney Carter and seconded by Sylvia Couch. The meeting was adjourned at 8:11pm.

The next monthly HOA meeting will be held at Rodney Carter's home, 335 Lakeside Drive on December 7th, 2023, at 7:00pm.

All residents are welcome to attend.

Board Members:

Joe Kessler, President	Kesslertx@charter.net	114 Waterwood
Phyllis Santogrossi	Psant@charter.net	102 Waterwood
Lynda Neal	sangizneal@yahoo.com	102 Sunset Circle
Amelda Kamstra, Secretary	kamstra.amelda@gmail.com	104 Waterwood
Pam Mintz, Treasurer	mintzpam@hotmail.com	101 Lakeside

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