

Lakes of Shady Shores Homeowners Association

August 14th, 2025 – Meeting Minutes

HOA Website: www.lsshua.com

HOA Email: LakesofSSHUA@gmail.com

In attendance: Pam Mintz, Phyllis Santogrossi, Amelda Kamstra, Lynda Neal, Curtis Morgan, Rodney Carter, Lee Miller, Jeff James, Joe and Laura Kessler.

The meeting was called to order at 7pm in the home of Pam Mintz. May 2025 minutes were approved by Pam Mintz and seconded Phyllis Santogrossi.

The Treasurer's report: There is a balance in our checking account of \$37,200.31. A motion to approve the treasurer's report was made by Rodney Carter and seconded by Phyllis Santogrossi.

Architectural Report: 2 new submissions were reviewed and approved.

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 now available for purchase at the Kessler home, 114 Waterwood Circle. The cost is \$20 per remote, and the check should be made payable to Lakes of Shady Shores HOA. We have 1 extra remote currently available.

New Business

- **Gate Cameras:** Are installed and working properly.
- **Gates:** The jumper on the entrance gate was malfunctioning and is fixed now. The bolts on the entrance gate will be replaced by Joe and Don when weather cools down.
- **HOA Dues:** Since the board struggles to collect dues on time. It was suggested to pay the amount of \$800 by January 31st of every year. Making HOA dues 1 payment per year.
 - A motion was made to change the HOA dues to 1 payment on January 31st every year in the amount of \$800 – All present voted unanimously in favor of this motion.
 - Note: Late fee and interest will be levied if your HOA dues are not paid on the due date.
 - As more fully provided in the Declaration, Article 2 Section 3, each member is obligated to pay the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessment, which is not paid when due, shall incur a late fee of \$50. If the assessment is not paid within ten (10) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eighteen percent (18) per annum or at the highest nonusers rate of interest allowed by Texas law, whichever is less, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, cost, and reasonable attorney's fees of any such action be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or Abandonment of the Lot.
- **Pond Pump:** Some of the pump's motor parts are eroding – Joe contacted the company, and we are waiting for them to come and clean or fix the parts needed.
- **Car / Visitor Parking:**
 - Just a reminder that there should be no street parking overnight as per the Shady Shores City Ordinance. And please be mindful of people's driveways and property when parking short term.
 - Cars not working / broken / not licensed cars - need to be behind the front line of the house.
- Trash collection is on Wednesday mornings. Please do not place trash cans out before Tuesday and get them back in by Thursday morning at the latest.
- The board received some complaints about the state of yards and noise:

- Letters will be delivered to said properties to keep yards maintained and clean.
- Please be mindful of your neighbors when playing music or doing yard work.
Denton Noise ordinance is from 10 pm to 7 am.
- Please do not feed the Geese as it is not good for them to be dependent on humans and animal control indicated we should not feed wildlife. They are becoming a nuisance in the neighborhood. We installed the orange lights in the ponds to keep them away.
- Events coming up:
 - Freedom Walk – Sunday September 7th, 2025 – Flyer was sent to everyone.
 - Bicycle Rally – Saturday September 13th, 2025, - Starting at Agora Park
 - National Night out – Tuesday October 7th, 2025, from 6pm to 9pm.

With no further business to discuss, a motion to adjourn was made by Joe Kessler and seconded by Lynda Neal. The meeting was adjourned at 7:46pm.

The next HOA Annual meeting will be held at Shady Shores Baptist Church, 401 W Shady Shores Rd, on November 6th, 2025, at 7pm.

All Residents are always welcome to attend any of the HOA meetings.

Board Members:

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

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