

Lakes of Shady Shores Homeowners Association

June 23rd, 2026 – Meeting Minutes

HOA Website: www.lsshua.com

HOA Email: LakesofSSHUA@gmail.com

In attendance: Pam Mintz, Phyllis Santogrossi, Amelda Kamstra, Lynda Neal, Curtis Morgan, Cody Phelps, Joe Kessler and Don Williams.

The meeting was called to order at 7:31pm in the home of Lynda Neal. The May 2026 minutes were approved by Lynda Neal and seconded Cody Phelps.

The Treasurer's report: There is a balance in our checking account of \$47,687.66. A motion to approve the treasurer's report was made by Phyllis Santogrossi seconded by Curtis Morgan.

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@yahoo.com 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 the check should be made payable to Lakes of Shady Shores HOA.

New Business

- **Architectural Report:** No new submissions
- **Pond Pump:** Since the 1st pond pump required replacement, the HOA is using this installation as an opportunity to evaluate whether a larger pump and screen provide improved reliability and longevity. If the larger equipment proves more effective, the HOA may consider similar upgrades as future pump replacements become necessary for the other pond pumps.

- **Fishing in ponds:** Due to liability concerns for the HOA owned ponds and property only residents and their immediate family are allowed to fish in ponds.
 - Immediate family includes – grandparents, parents, kids and grandkids.
 - If you have friends over and they want to fish, you as the homeowner must accompany them and remain with them while fishing.
 - Fishing is catch and release only.
- **Gates:** The storms knocked out the gates. Joe has reset them and both are working again.
- **Attorney Update:** Curtis has sent all the suggestions and updates that were discussed at the previous meeting to the attorney for review. Curtis will keep us updated on the progress of the attorney.
 - Curtis is also going to talk to the City Administrator to discuss city ordinances and code enforcement.
 - These will be the steps HOA will follow for any violations:
 - 1st Notice of violations will give 7 days to correct said violation
 - 2nd Notice will carry a \$250 administration fee for non-compliance to be paid by homeowner.
 - 3rd Notice will come from the attorney, the homeowner will be responsible for any attorney fees, administrative costs, collection expenses, and other related costs incurred by the HOA. The HOA may also pursue all remedies available under the governing document and applicable by law, including the filing of a lien against the property if necessary.
- **HOA Dues:** 1 All Dues have been collected. Pam can close the books for the fiscal year of 2025-2026.
 - For anyone interested in paying dues early – HOA can accept payments for dues starting July 1st, 2026.
 - HOA dues for 2027 are \$800 and must be paid no later than January 31st, 2027.

With no further business to discuss, a motion to adjourn was made by Lynda Neal and seconded by Cody Phelps. The meeting was adjourned at 8:16pm.

The next HOA meeting will be held at 114 Waterwood Circle (Joe Kessler Home), on September 3rd, 2026, at 7pm.

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

HOA Board Members:

Joe Kessler, President	kesslertx@yahoo.com	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.

HOA Website: www.lsshoa.com

HOA Email: LakesofSSHOA@gmail.com