

**Lakes of Shady Shores
Annual HOA Meeting
Thursday, November 6, 2014
Shady Shores Baptist Church
401 W. Shady Shores Dr., Shady Shores, Texas**

7:00 p.m.

The meeting began at 7:10 pm with all board members present. HOA members present at the meeting initialed on the HOA roster, and noted if they had a proxy for an absent HOA member(s). It was noted that a quorum was reached with the present HOA members and proxies of voting representatives.

Old Business

Approval of October 2014 Minutes - Meeting minutes for October 2014 HOA meeting were approved. It was noted that the Lake of Shady Shores HOA minutes are posted on web at www.lsshoa.com which is a public HOA website. In addition, there is information on the bylaws.

Treasurer's report and audit of treasurer's book – Pam Mintz gave an update on the treasury report and the audit of the HOA books. She covered the audit and costs reported on the treasury report. She said last year \$20,000 went towards paying off the pond loan. The goal is to pay the pond repairs off in six years. A motion was given and approved for the treasury report. A question was raised about using the CD's to pay on the note. However, the board explained that the CD's are earmarked for road repairs to the subdivision. In addition, the pond loan requires that a certain amount of funds be in the HOA account for the term of the loan. However, as we get closer to the end of the pond loan, the HOA can explore the possibility of using the CDs on the pond loan.

Architectural report – Don Sanger stated that there have been a couple of driveway expansions.

Member's contact information – The secretary requested that changes to the HOA list be updated so that the board can ensure that everyone receives notification of upcoming meetings and HOA information.

Front entryway light & cameras – Brian mentioned that Craig had been done a lot of work for the community. He keeps the fountain working, replace the entry light and cleaned the pond. In addition Bob had kept the ponds clean by picking up trash around the ponds. In addition Brian has kept the camera working on the front entrance.

Pond Warranty and Updates – Bob Pasternak provided an update on the pond warranty. He said the contractor came out and provided warranty work on the pond. The company will

return in the spring to do additional work and reseed around the pond. Bob said that homeowners on the ponds are responsible for maintaining property to the water's edge. Bob mentioned that he and other board members have maintained the growth in the ponds by cutting down the overgrowth. A homeowner asked what she should do to maintain the growth around the pond behind their house. Bob explained that he used a weed eater and was able to cut 70 percent of the high grass. Another homeowner asked why the fountain on the second pond was not working. Craig stated that it needed a new motor. Also, the water table is so that that the fountain motor is setting too close to the ground. This would cause the motor to burn up. The pond needs to have more water before the motor can function properly. Bob stated that the board is getting estimates on the fountain repair. Another homeowner asked about purchasing a lighted fountain for the pond and was told that it would cost \$10,000 which the HOA does not have right now. The HOA board wants to wait till the pond loan is closer to being paid off. Bob also mentioned that people left trash behind on the pond and he has been helping clean around the pond.

New Business / Open Discussion

Police Department update and safety information – Sgt. Kevin Tyson of the Corinth Police Department was the guest speaker. He has been with the department for 18 years and an officer for 24 years. He provided an overview of the police department's commitment to making it a safe community. In addition, he talked about programs available to citizens such as "Citizens on Patrol," CPA classes, vacation house watches, etc. He recommended keeping cars locked. And not leaving items in the car such as GPSs, computers, or guns. He said the volunteer police department meets every Tuesday for those interested in joining. He left brochures that contained additional information. Brian Ramirez thanked Sgt. Tyson for taking time out of his busy schedule to come to the HOA meeting. If you need to reach Sgt. Tyson his phone number is (940) 498-2017 or kevin.tyson@cityofcorinth. Brian also mentioned that if you take a security survey you can save as much as 15 percent on your homeowner's insurance.

Election of HOA board member and architectural positions – Craig Hardy's position as board member was replaced by Phyllis Santogrossi. Brian Ramirez was reelected to the board. Lee Miller was elected to replace Paul Miller on the architectural committee.

Homeowner's questions or concerns – Coyotes are being seen in the neighborhood more frequently very close to houses. Be aware and ensure that your small animals and children are safe. Also, a warning was given regarding walking on Golden Meadow Street behind the subdivision. A homeowner has two aggressive pit bull dogs that roam the streets unsupervised. The police department is aware of the pit bulls. There has been an incident where a pet was attacked by these dogs. The dogs are very aggressive and you need to be cautious when walking in that area.

An HOA member raised concerns about the number of cars in a person's driveway. The HOA rules are posted on the public website. Also, reference city ordinances for the City of Shady

Shores located on the web at www.shady-shores.com for specific guidance on abandoned vehicles, etc.

One HOA member requested that the board not raise HOA dues. The board stated that dues only went up to pay for pond repairs. The board plans to revisit the HOA dues issue when the pond loan is paid off.

Adjourn – The meeting was adjourned by Craig Hardy.

Note: Next HOA meeting is Thursday, December 4, 2014 at Bob Pasternak's home located at 111 Lakeside Drive. The meeting is scheduled to begin at 7:00 pm. HOA members are welcome to attend the meeting.

Bob Pasternak – 111 Lakeside Drive
Craig Hardy – 112 Waterwood Circle
Brian Ramirez – 104 Sunset Circle
Pam Mintz – 101 Lakeside Drive
Brenda Hildebrand – 217 Lakeside Drive

Cc: Phyllis Santogrossi – 102 Waterwood Circle