

SHADOWCREST HOA ANNUAL MEETING MINUTES September 6, 2022

The meeting was called to order at 7:09 p.m. at Our Savior Lutheran Church by President Gabe Neal. Current Board Members were introduced. Gift cards were drawn throughout the evening for attendees.

SPEAKERS:

Renee Lewis, Code Enforcement Officer, spoke about the enforcement process for our area and answered questions. For a detailed list of city code violations, visit their site [here](#).

- Park at least 30 feet from stop signs, 15 feet from fire hydrants. Always park in the direction of the flow of traffic; you can be ticketed for parking facing the flow of traffic.
- If you see a concern, you can use the [See, Click, Fix website](#).
- Grass or weeds cannot be taller than 12 inches in a yard, except in areas of wildflower concentration during the March 1 - June 15 window. Flowerbeds are the HOA's purview.
- If we have concerns about drivers speeding through our neighborhood, we should call the non-emergency number and they can arrange a patrol.
- Their current regular drive throughs in our neighborhood occur every other week. If you ever receive a violation and have questions, please call them. They want to discuss this with you and are flexible with arrangements on how to resolve issues.

Jennifer Nations, Water Resources Coordinator for the City of College Station, spoke about the water usage rates in our neighborhood during this summer's drought, updates on the new water tower, and best methods and frequency for lawn irrigation.

- New Water Tower: The new tower near the Scott & White hospital should be online toward the end of 2022. As we are in a high water pressure area, it should help equalize across the area and lower our water pressure some, mostly affecting our irrigation. If your sprinkler system was designed to accommodate the high water pressure, you may have to add sprinkler heads in more areas to receive the same coverage.
- Irrigation practices: People should only be irrigating two times per week. The city gives [guidance](#) on which days even-numbered addresses vs odd-numbered addresses should water their lawns. Use the cycle and soak method to prevent overwatering and run-off: for example, run the sprinkler for ten minutes, shut off for one hour, then run for another ten minutes. You should never see water run into the streets or drainage if you are irrigating properly. Water early morning or late evening. Do not water between 10am and 6pm to prevent evaporation; this is a code violation and you can be ticketed.
- Irrigation Checkups Provided: Their office can come out and perform irrigation checkups, letting you know how many gallons per minute your irrigation system is using. The cost of this service is already covered by your water bill each month.
- She recommends signing up for <https://bvwatersmart.tamu.edu>, which is a free service that sends you weekly emails about how much water to give your yard next week based on current precipitation levels.
- Plant Sale: If your landscaping suffered in the drought, she recommended purchasing a box of native, water-smart landscaping plants designed for our area from <https://rootedin.com/product/pollinator-garden/>.
- Annual Drinking Water Quality Report: <http://www.cstx.gov/waterreport>

APPROVAL OF MINUTES:

A motion was made to approve the minutes of the last Annual Meeting held on September 14, 2021. The motion was seconded and approved by all attending members.

OLD BUSINESS:

1. Declaration of Covenants & Restrictions (DC&R) and HOA Bylaws: At the 2021 Annual HOA Meeting, attendees were informed that the current deed restrictions and HOA bylaws would be expiring in September, 2022, with the HOA's attorney outline the proposed changes necessary to remove archaic language and unify the deed restrictions of the four sections in our HOA. Feedback was accepted at the 2021 meeting, the changes were voted on by the board, and the required signatures were received from members. The new DC&R and Bylaws were filed with the city and will be effective until September, 2032.
2. Pool Renovations: At the 2021 Annual HOA Meeting, President Gabe Neal made a presentation of the proposed renovation to the Shadowcrest pool area and members were given an architectural rendering of the proposed changes. Feedback was accepted at the 2021 meeting. Due to the high cost of materials at present, the decision was made to approach the project in phases, with phase 1 (encompassing the bathroom, pump house, and rinse station) being planned for this winter, 2022. Phase 2 and beyond (including a new pavilion and seating) will be considered in future years. Quotes will be sought from construction companies and conveyed to HOA members to vote on.
3. Financials: Gabe Neal presented the financial report, stating that the HOA is in a positive financial position at this time in trend with last year. We procured contracts from a new landscaping company and new pool maintenance company in the last year, continuing to search for the best value for service. The pool renovation will be our largest upcoming expenditure and the discussion will be had on how to fund that once the quotes are received.

NEW BUSINESS:

1. Neighborhood Landscaping: The upkeep of our neighborhood landscaping (e.g., around our Woodcreek Signs) has been taken on by our neighbors. If you would like to volunteer some of your time, please reach out to Kathryn Neal at neal.kathryn@gmail.com.
2. Election of Officers: A slate of board members was presented to the assembled members and the following members were elected to the HOA Board by acclamation: Gabe Neal, Melanie Harry, Kyanne Hoak, Kelli Martin, Kathryn Neal, Ann Savell, Nicole Mack, Drew Casey, and Colton Riedel.
3. Election of Architectural Control Committee (ACC): With the changes to the DC&R, ACC members are now elected by the HOA members each year. Three members volunteered and were elected to the ACC by acclamation: Theresa Morris, Marian Eide, and Alley Rice.

There being no other business, a motion was made to adjourn the meeting at 8:21 pm. The motion was seconded and approved by all attending members.

The minutes for this meeting were prepared by Ann Savell.