

SHADOWCREST HOA ANNUAL MEETING MINUTES

September 5, 2023

The meeting was called to order at 7:03pm at Our Savior Lutheran Church by Vice President Kelli Martin. Current board members and architecture committee members were introduced. Gift cards were drawn throughout the evening for attendees.

Speaker:

Bob Yancy, College Station Councilman, spoke about the growth of College Station. Currently, CS has 135,000 residents and expects the population to grow to 140,000 by next year. He covered topics such as student housing, purchasing the Macy's building, bringing a YMCA to town, plans for a convention/performing arts center, semi-truck parking on city streets, and the Rosemary sewer line issues. He spoke at greater length on the Rock Prairie Rd expansion project as it directly impacts our residents. He then provided time for Q&A.

Approval of Minutes:

A motion was made to approve the minutes from the last Annual Meeting on September 6, 2022. The motion was seconded then approved by all members in attendance.

Financial Reports:

Treasurer Melanie Harry gave the financial reports for last year 2022 vs this current year 2023. She mentioned the financials are so far on par with last year. She also mentioned there were a total of 5 residents with outstanding assessment payments. Tiffany from management company said that our HOA had very good return rate for assessment payments compared to other HOAs she manages. A motion was made to approve the financials. The motion was seconded then approved by all members in attendance.

Old Business:

1. Pool Renovations: Gabe Neal discussed the status of the bathroom redesign project. He explained the project is currently stalled at the city level and no timeline was known for when it will progress.
2. Landscape Committee: Kathryn Neal gave updates on how the committee has been beautifying the raised beds at the corners of Woodcreek and Stonebrook. She mentioned a new irrigation company was recently hired to repair and maintain the common areas' irrigation system.

New Business:

1. Architectural Control Committee Election: Three previous members of the ACC were again elected by the meeting attendees. The members who will serve for the next year are Theresa Morris, Marian Eide, and Alley Rice.
2. Board of Directors Election: A slate of board members were presented to the meeting attendees and were elected by the meeting attendees. The members who will serve for the next year are Kathryn Neal, Kelli Martin, Colton Riedel, Drew Casey, Nicole Mack, and Kyanne Hoak.
3. New management company: Gabe Neal announced to the meetings attendees that the Shadowcrest HOA will transition away from Association Services to Berkshire Hathaway in October. The transition will be final on October 31.

Questions, Comments, Suggestions, & Concerns:

Gabe Neal fielded a variety of questions and comments from several of the attendees.

There being no other business, a motion was made to adjourn the meeting at 8:00pm. The motion was seconded and approved by all attending members.

The minutes for this meeting were prepared by Kyanne Hoak.