

## Lakes of Shady Shores Homeowners Association

Annual Meeting – November 7<sup>th</sup>, 2024

HOA Website: [www.lsshhoa.com](http://www.lsshhoa.com)

HOA Email: [LakesofSSHOA@gmail.com](mailto:LakesofSSHOA@gmail.com)

**Homeowners in attendance or represented by Proxy: 33 Total**

101 Lakeside dr.	100 Waterwood cir.	100 Island cir.	100 Sunset cir.
103 Lakeside dr. Proxy	102 Waterwood cir.	102 Island cir. Proxy	102 Sunset cir.
105 Lakeside dr. Proxy	104 Waterwood cir. Proxy	104 Island cir. Proxy	104 Sunset cir.
107 Lakeside dr. Proxy	106 Waterwood cir.	106 Island cir. Proxy	108 Sunset cir. Proxy
213 Lakeside dr. Proxy	108 Waterwood cir. Proxy	112 Island cir.	110 Sunset cir.
219 Lakeside dr. Proxy	112 Waterwood cir. Proxy		112 Sunset cir.
221 Lakeside dr. Proxy	114 Waterwood cir.		114 Sunset cir.
223 Lakeside dr.			120 Sunset cir. Proxy
327 Lakeside dr.			122 Sunset cir.
329 Lakeside dr. Proxy			
331 Lakeside dr. Proxy			
335 Lakeside dr. Proxy			

Joe Kessler called the meeting to order at 7:02pm at the Shady Shores Baptist Church.

The October 2024 HOA meeting minutes were approved as submitted. Motion to accept made by Joe Kessler and seconded by Phyllis Santogrossi.

**The Treasurer's report** was approved as submitted. There is a balance in our checking account of \$37,015.78. A printed copy of the entire treasurer's report was available to the members.

**Architectural Report** – No new applications have been received at this time.

### 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](mailto:kesslertx@charter.net) 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**

- **Gate Cameras:** Brian Ramirez is going to send Curtis Morgan another option he found. Curtis Morgan is still looking at options. Nest cameras are not an option currently.
  - A new receiver was installed on the front entry gate and all remotes and car buttons should be working again.
- **Election of Officers:**
  - Brian Ramirez volunteered for VP. Phyllis volunteered to stay on as VP. Residents voted including proxy votes. Phyllis got 26 votes and Brian got 8 votes. Phyllis will remain VP on the HOA board for another 3-year term.
  - A motion was made by the HOA board to retain Amelda Kamstra as Secretary for another 2-year term. The residents voted unanimously in favor.
  - A motion was made to retain Curtis Morgan as a member of the Architectural committee for another 3-year term. The residents voted unanimously in favor.
- **HOA Dues:** See addendum attached to minutes.
- **Front Entry Decorations:** Thank you to Pam Mintz and Laura Kessler for taking the time to make our front entry beautiful.
- **Events:** Emails have been sent out and will continue to be sent as events occur in our surrounding area.
  - Nov 16 – Recycling event from 8am-12pm Lake Dallas
- **Homeowner's concerns:**
  - Please do not feed the wildlife.
  - Please walk pets on leash and pick up after your pet.
  - Encourage residents to use +4 zip code, especially when ordering items. By using this method, the sales tax goes to the appropriate city (Shady Shores) in our case.

With no further business to discuss, a motion to adjourn was made and the meeting was adjourned at 7:55pm.

The next monthly HOA meeting will be held at Rodney Carter's home, 335 Lakeside Drive on December 5<sup>th</sup>, 2024, at 7:00pm.

**All residents are welcome to attend.**

**Board Members:**

Joe Kessler, President	<a href="mailto:Kesslertx@charter.net">Kesslertx@charter.net</a>	114 Waterwood
Phyllis Santogrossi	<a href="mailto:Psant@charter.net">Psant@charter.net</a>	102 Waterwood
Lynda Neal	<a href="mailto:sangizneal@yahoo.com">sangizneal@yahoo.com</a>	102 Sunset Circle
Amelda Kamstra, Secretary	<a href="mailto:kamstra.amelda@gmail.com">kamstra.amelda@gmail.com</a>	104 Waterwood
Pam Mintz, Treasurer	<a href="mailto:mintzpam@hotmail.com">mintzpam@hotmail.com</a>	101 Lakeside

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## Addendum to HOA meeting minutes of November 7<sup>th</sup>, 2024

It was motioned that there be an option to spread annual dues payments out for those who needed to do so. The vote was to be able to split into quarterly payments and the motion was approved. **However**, after the meeting, we realized that since our fiscal year runs July 1, 2024 – June 30, 2025, all dues must be collected by May 15, 2025, as originally planned. With that said, for those that need to split payment for the 2024-2025 year, they can pay \$200 by Jan 15th, \$200 by March 15th, and the remaining \$400 by May 15, 2025.

**We will revisit 2025-2026 at a future meeting.**

HOA By-Law:

As more fully provided in the Declaration, ARTICLE 2 SECTION 3, each member is **obligated to pay to 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 nonusurus 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, costs, 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.