

Shadow Oaks Estates Board Meeting July 11, 2021 1pm

All board members present.

Steve recounted his efforts to bring all homeowners up to date. The remaining homeowners have until July 30th to bring their delinquent accounts up to date before further action. Only one homeowner at this time is non-compliant.

Steve also informed us the reserve at this time is now around \$41,000.

We discussed increased violation fees to \$100 for the first warning then \$35 a day after 30 days if non-compliant. This change to the covenants will be added to the list to be voted on.

Steve introduced the idea of creating a website for the HOA to communicate with homeowners and a way for homeowners to pay their due electronically. All members agreed this would be beneficial for the community. GoDaddy quoted \$1200-1400 to create the site. Jules offered to have a site created by her team for \$500. The new site will have a community news page, a comments page which will allow homeowners to submit requests and all board members will automatically be copied on the email to streamline communication. The site will also provide a link to the bank site where homeowners can submit annual dues in the future. We will also upload a copy of the Covenants and copies of our board meetings.

Decorations: New decorations for the holidays will be purchased this year and Jules will be responsible for organizing the decorations for Christmas.

Lawn Maintenance: Brittany will send the two lawn quotes for review. A new lawn service will be chosen to maintain the common grounds according to the current contract parameters in addition the new company will plant flowers at the entrance twice a year in the Spring and Fall and mulch once a year as needed. The entire front area will be cleaned up and cut back as well. Jules will be point person to coordinate the new contract and present to the board.

Entrance: We are getting quotes to reface the brick front on the entrances and a new sign to update the community. It was also agreed that the front brick pavers at the entrance need to be cleaned and sealed. Discussed the curb being repainted black with reflectors added around the edges. Bubba will be point person on this project to gather quotes and ideas for the board to review.

Covenants: The board was in full agreement that the covenants must be updated to protect the community from possible outdated policies and guidelines. Letters were mailed to all homeowners regarding ideas and we are awaiting the final tally then new letters will be sent out and a vote scheduled. Top topics to include are Paint Colors, Sheds, Solar Panels, Roofing Materials, Fines and Fencing on specific lots. Regarding metal roofs we discussed limiting colors to Grey or Brown.

Get a new PO Box with forwarding to Brittany or current president. Jules agreed to gather this info for purchase.

Also discussed looking into getting a permanent box for the front entrance for community news. Amy will look into options.

Steve will contact the county to see if we are eligible for new asphalt on our roads.

Meeting adjourned.