

## Shepherd's Glen June 15<sup>th</sup> Annual HOA meeting Minutes

10:05 Meeting is called to order

Introduction of current Board members by Frank New

Jon Stewart Read Last year's Minutes

10:09 Review Budget by Nancy -

Questions regarding mowing Schedule -- talked about adopting circles to reduce mowing costs. No one was appointed in meeting. Will discuss further at Board meetings and determine best course of action.

Questions regarding how many are paying dues. - Nancy provided details within the Fiscal budget report packet

Ken Park -- 9 Cypress Court -- Issues with neighbors who rent house. Will pay \$1000 in HOA dues if HOA had more teeth to enforce code. - Board has been researching this issue and will seek outside counsel to determine what options are available.

Candy Smith -- Seconded the concern of Ken with regard to properties not following HOA deed restrictions and covenants

Chuck - explained issue with Deed Restrictions, RC and bylaws - Issue with pursuing is no funding to go after violators

Lighting - Encore will fix existing lighting, city of Heath will install a new light but doesn't meet Shepherd's standards. Investigating whether Heath will apply cost of their light against the kind of light Shepherds wants.

Socorro motioned to approve budget Margie Hoper seconded the motion

Majority approved budget

Ken 6 Cypress court opposed budget

Street Signs - will follow up with City of Heath to install the signs that were taken down during widening of street

Monument vote tabled - TXDOT and Johnny Jones owns land. Board is investigating how to get Johnny Jones land deeded to Shepherds Glen HOA

Took a poll to see how many want a new Monument - 3 opposed - they have proxy need to determine total with Proxy. Primary reason for opposing is the belief that fixing enforcement is needed to ensure entire neighborhood maintains high standards. Once that is fixed then putting up a more suitable monument would be acceptable.

Majority was for new monument now, but depends on cost.

Socorro volunteered to post monthly newsletter describing how money is spent.

Chuck suggested kicking in an extra \$100 to help cover legal costs to pursue mandatory dues and adding teeth to what HOA can do.

Candy Smith motioned to asking for \$100 voluntary assessment to review legal needs to support looking into what needs to be modified in order to add more provisions to enforce deed and bylaw restrictions.  
Seconded by Chuck.

Majority approve the assessment.

Opinion needed - How to make mandatory HOA membership. Once this is in place then move forward with dues and other actionable items.

Table Mandatory Dues

Table Definition of Member in Good Standing.

HOA board new volunteers

Cliff Craddock

Alexis KerKhove

Fred Seconded motion

Majority approved

Retain existing board as is:

Seconded Fred

Majority approved

Jon to setup a share for storage of HOA documents that is not viewable by public.

Welcoming Committee -- Brigit and DeWayla

Social - Katie King, Terry

Stop Sign Sunset at Shepherds missing going uphill -- also shrub at same intersection blocking view.

Motion to adjourn by Cliff seconded by Nancy = 12:05