

**2024 ANNUAL MEETING**  
**SHADY ACRES PROPERTY OWNERS' ASSOCIATION (SAPOA)**  
**9:30AM, SATURDAY, MARCH 2, 2024**  
**GRANITE SHOALS FIRE DEPARTMENT HALL**  
**(8410 W FM 1431, Granite shoals, Texas)**

The Annual Shady Acres Property Owners (SAPO) meeting was called to order by President Pam McGregor at 9:32am. Board members in attendance included President Pam McGregor, 2<sup>nd</sup> Vice President Cindy Friedrichs, Treasurer Mary Maxwell, Secretary Ann English, and past President Erik Peterson. A quorum was met; 6 proxies, 27 attendees. Guests included Highland Haven Mayor Olan Kelly and Precinct 1 County Commissioner Burnet County Jim Luther.

Pam McGregor welcomed all and Ken Womack gave an opening prayer

Pam reported on changes to the Board: by consent of Board, Pam McGregor is President and Ann English is secretary.

Erik Peterson reported he has spoken with several property owners and has several folks interested in being elected to next year's board, filling all positions.

Minutes of the 2023 SAPOA annual meeting were reviewed. Ken Womack moved to approve minutes as presented, Shelly Sherwin seconded the motion, vote taken, minutes were approved and accepted as presented.

Pam Introduced County Commissioner Jim Luther:

- Update on road maintenance county activities and liter pickup. They are currently chip-sealing and working in subdivisions. If you personally have

questions or concerns (512 756-5426) or Environmental Deputy Paul Kowalik (521 756-8080).

- If anyone sees bags of trash along roads to please call him (521 715-4112). His team will try to identify owner(s) of trash and take necessary measures to prosecute.
- The county-wide Batteries, Oil, Paint, Antifreeze, Tires, Electronics (BOPATE) Collection event will be Saturday, April 10, 2024, from 9:00am to 1:00pm. Location is the Burnet County Reuses of Recycle Center, 2411 FM 963 (2 miles E of 281), Burnet, Texas 78611
- Hazardous waste collection will be held in October 2024.
- Central Texas Groundwater Conservation District (CTGCD) has no control over water permits issued to developers of 10 acres or larger tracts. Development will continue until "we the people" can elect representatives who support ground water shortages and issues.
- Burnet County is expecting 100,000 people for the 4-day eclipse festivities. Discussion followed on how to prepare and what to expect (flyer attached).
- Provided eclipse viewing glasses to those who wanted/needed them.

Pam introduced Highland Haven Mayor Olan Kelly.

- Highland Haven (HH) provides municipal water and trash/recycle removable services to many SAPOA members.
- Thanked Shady Acres residents for water use reductions.
- Asked residents to continue to be mindful of water use and to continue to restrict their water usage as much as possible.
- City wells are in good shape.
- HH is replacing 100,000 water storage tank and adding an additional 100,000-gallon storage tank.
- We are in year 4 of 5-year trash collection contract HH will begin bidding for new contract next year. The rates will go up.
- LCRA has changed landscape watering to 1 day/week. LCRA has been and will continue to monitor residents' usage of water drawn from lake for irrigation purposes.
- LCRA is overseer of lake surface water.
- Burnet County CTGCD is overseer of well water and water permits.
- Any questions or concerns, call Olan at 512 413-9031 or visit website [HighlandHavenTx.com](http://HighlandHavenTx.com)

General discussion followed about eclipse activities and water concerns.

- Both the Mayor and County Commissioner asked all to check county website and get to know candidates running for office and all about the eclipse.
- Ken Womack asked who oversees development. Jim Luther stated that the state oversees all developments 10 acres and larger, but the state does not wait or require water study which occurs at the county level.
- The mayor says the next step for HH is to ask CTGCD for more water.
- Jim Luther and Olan Kelly asked for Shady Acres POA to let him know of all new builds as there is a finite amount of water available and it takes 1-2 years for water study when asking for more water.
- Average water usage of residents of HH and Shady Acres is 4000 gallons/month. There are homes using 50,000/month.
- Linda Tyler has information on xeriscaping. Mayor Olan Kelly will provide this information to educate and guide SA & HH residents.
- Cindy Friedrichs suggested residents check their sprinkler heads for overspray.
- Olan Kelly stated that the more water one uses, the more expensive the water becomes. There is a price increase every 5000 or so gallons of water flowing through your meter.

Treasurer's Report was given by Treasurer Mary Maxwell. Linda Tyler moved Treasurer's Report be accepted as reviewed. Joanne Hanifan seconded the motion. Motion passed. Treasurer's Report is attached.

Audit Committee: Shelly Sherwin stated all financial matters are correct. Joanne Hanifan moved to accepted Audit Committee's report, Ken Womack seconded the motion. Motion passed.

#### Standing Committee Reports

- Beautification Committee: Linda Tyler reported there are no flowers around the entrance area because there is irrigation.
- Architectural Review Committee: Doris Schappe reported Greg and Jennifer Rice have added a porch to their home on Pecan, Autumn Diggs has a home being built on CR 131, and Shane and Suzanne Hamm have home being build on Oleander.
- Social Activities: Arnetta Ball reported two gatherings in 2023 were great success and well attended; over 100 folks in May, 50 or so at October event. Shady Acres will be hosting 2<sup>nd</sup> Annual Summer Kick Off Saturday, June 1, 2024, from noon to



8:00pm. They will provide bounce house and port-o-pot to which SAPOA will contribute. Granite Shoals Fire Department will be invited. Meal will be served around 4:30pm. A donation jar will once again be put out. Hopefully, this event will become largely self-supporting. Discussion followed: much neighborhood support, great time had by all, got to meet neighbors, etc.

- Bids are being sought for removal of the dead tree on Willow and to have trees in common area along Pecan removed/trimmed.
- Bids are being sought for filling of potholes and repairs to side of Oleander.

Pam called for any new or other business.

Discussion about total eclipse. If you have concerns, block your driveways, and put NO TRESSPASSINGS signage along property. Because Shady Acres is a Neighborhood Watch community, watch out for and help your neighbor.

Keith Russell asked for help with drainage from Oleander which backs up and settles on his property. Keith asked if Board would fund digging and laying 6-inch pipe or perhaps an aboveground concrete ditch from Oleander to the lake. Pam stated that the Board has no rights to create a utility easement. Keith stated he has survey; he is the rightful owner of his property and he gives permission to consider anything that would give his property relief from rain runoff.

- Ken Womack moved the Board investigate finding resolution whether it is by burying new pipe, concrete ditch of other means. Keith Russel seconded the motion. Motion passed.

Pam announced the next Annual Meeting of the SAPOA is to be Saturday, March 1, 2025, at 9:30am in the Granite Shoals Fire Department, main room.

Keith Russell moved to adjourn the meeting. Jerry Schappy seconded the motion. Motion passed. Meeting adjourned at 10:45am.

Respectfully submitted,

Ann English, Secretary