

DRAFT OF MINUTES:
2023 ANNUAL MEETING
SHADY ACRES PROPERTY OWNERS ASSOCIATION (SAPOA)
9:30am, Saturday, March 4, 2023
Granite Shoals Fire Department Hall
(8410 W. FM 1431, Granite Shoals, Texas.)

The 2023 Annual Shady Acres Property Owners Meeting was called to order at 9:32 by President Erik Peterson. Board Members in attendance included President Erik Peterson, 1st Vice President Linda Tyler, Treasurer Mary Maxwell, and Secretary Pam McGregor. A quorum of 23 Property Owners attended the meeting. Guests included Highland Haven Mayor Olan Kelly and Precinct 1 County Commissioner Jim Luther.

Welcome all. Introduce new residents from the previous year (Erik Peterson)

- No new residents in attendance.
- Short prayer to start meeting. (Ken Womack)
- Announcement of upcoming memorial service for long-time Shady Acres resident Shirley LaVigne.

Minutes of the 2022 meeting – Review and approve. (Pam McGregor)

- The attached Draft Minutes from the 2022 Annual Property Owners Association Meeting were reviewed by membership. Ken Womack moved to approve Minutes as presented. Joanne Hannifan seconded motion. Motion passed without dissent.

Jim Luther, Burnet County Commissioner – Review of County activities.

- County-wide BOPATE (Batteries, Oil, Paint, Antifreeze, Tires, Electronics) collection event will be held on Saturday, April 29, 2023 from 9:00 to 1:00 at the Marble Falls High School parking lot.
- A Hazardous Waste collection event will be held in October 2023.
- Speed limit changes (reduction) along Hwy 1431 from Granite Shoals to the Kingsland bridge, are being considered by TXDOT. POA members supporting the proposed speed limit reductions are asked to contact TXDOT Transportation Engineers Cathy Kratz and Joe Muck and let them know you favor reducing speeds along Hwy 1431. Replacing flashing yellow lights with a full-blown stoplight at the entrance to Highland Haven is also under consideration. Please let Ms. Katz and Mr. Muck know if you support this change.
- County has focused on maintenance of main County roads over the last 5 years. In 2023, they'll start concentrating on subdivision roadways, including CR 131 in Shady Acres.
- POA members expressed great gratitude for improvements made by Commissioner Luther's road crew at the entryway to Shady Acres. Also for replacing old speed limit signs and adding additional speed signs along CR 131

Olan Kelly, Mayor of Highland Haven – Update on local issues.

- Highland Haven (HH) provides municipal water and trash removal services to many SAPOA members.
- The Central Texas Ground Water District has mandated Highland Haven Water Service (HHWS) reduce water consumption by 15% in 2023 (from 82-acre feet to 69-acre feet), a very significant reduction.
- During 2022, under a voluntary 30% reduction request, HH exceeded its authorized 82-acre foot permitted allocation by one million gallons. Obviously, the voluntary reduction did not work.
- Failure to achieve the 15% mandated water reduction will likely result in fines to HHWS which will have to be passed on to customers of the system.
- There are approximately 400 water system users and efforts to reduce consumption are first being directed at the largest water consumers.
- There's a severe drought – be savvy and use this precious resources sparingly.
- A second water tank is being added to the HHWS system and the existing tank is being replaced.

Treasurer's report – Review and approve. (Mary Maxwell)

- Treasurer Mary Maxwell reviewed the attached financial reports. Joanne Hanifan moved to accept the Treasurer's report as presented. Velia Coleman seconded. Motion passed unopposed.

Audit Committee report – Review and approve. (Diane Danner)

- Judy Breaux reported that she, committee chair Diane Danner, and Cindy Friedrich's met and reviewed the 2022 income and expenses of the SAPOA. The committee found the cash receipts and disbursements to be properly and accurately documented. Bank statements and reconciliations were reviewed and bank balances were verified to match those shown on the monthly financial reports. SAPOA's 2022 financial records appear to be accurate and in good order.

SAPOA Leadership Issues. (Erik Peterson)

- President Peterson again commented on the need for involvement in SAPOA by its property owners. The time commitment required to serve on the Board or its committees is quite minimal – typically just three or four meetings a year. If people are unwilling to get involved and serve on the Board and its committees, SAPOA may cease to exist.

Shady Acres Entryway Repairs Update: Final Report. (Linda Tyler).

- Repairs at the entryway were started in 2021. Work was delayed by installation of new powerlines along Hwy 1431 and COVID but the repair work is now complete.
- All signage adjacent to the entry was dismantled and the area was slightly widened. One Shady Acres monument sign was rebuilt and placed a safer distance from the entry. A solar powered light was installed adjacent to the entry turn-in and a stripe was painted to delineate an incoming and outgoing lane.
- Existing speed signs along CR 131 were replaced and several new, double-sided speed signs were installed in an ongoing effort to get drivers to slow down when driving through the neighborhood. Many more residents now live here full time, including families with small children, and there are no sidewalks. Please slow down when driving through the community and ask friends and contractors to do the same.
- In 2023, some drought tolerant, deer resistant native landscaping will be added at the entryway.

- Linda offered heartfelt thanks to committee members Cindy Friedrichs, Davetta Burns, Diane Danner, Judy Breaux, and Pat Martin for their help in accomplishing the entryway project and their work on the Beautification Committee. Many thanks to Commissioner Luther and Buddy (road crew member) for their assistance.

Short Term Rentals Update. (Pam McGregor)

- At the annual meeting in 2022, POA members unanimously approved spending up to \$3,000 in additional SAPOA funds to begin legal efforts to enforce our deed restriction pertaining to the rental of properties in Shady Acres. Legal action was postponed pending the potential sale of the property in violation of this deed restriction. When the potential sale failed to occur, the owners placed a long-term tenant in the property and further legal action and expenditures on the issue have not been necessary.
- There is currently a case before the Texas Supreme Court pertaining to short-term rentals that may impact a POA's ability to govern (limit) the rental of properties in their communities. The Legislature is also in session and could pass legislation impacting the issue. We will continue to monitor these developments. Additionally, we're watching for any activity in the Legislature as it pertains to changes in annexation laws.

Standing Committees Reports:

- Architectural (Doris Schappe)
 - After several years of non-stop activity, the Architectural Committee reviewed very little in 2022 and no new housing requests were submitted for review. Doris thanked her committee members Charles Danner, Joanne Hanifan, and Ann English.
- Roads (No Activity in 2022)
 - Next major road undertaking will be to address drainage issues/problems along Oleander to allow for eventual asphalt repairs/resurfacing. It's anticipated these repairs and improvements will be quite costly.
 - Several property owners brought up the possible need to increase annual assessments in anticipation of these significant road repairs. Increasing annual assessments versus a one-time special assessment was briefly discussed.
 - The Board intends to have more information on the scope of work and possible costs to present to membership at the next annual meeting.
- Beautification (Linda Tyler)
 - See Shady Acres Entryway Repairs Update above.
 - Areas along our roadways will be mowed once wildflowers go to seed.
 - If you're out walking the neighborhood, feel free to stick a trash bag in your pocket and pick up litter you run across. Everyone doing just a little at a time can make a big difference.
 - The POA has no enforcement mechanisms to address owners who fail to maintain the appearance/condition of their properties. Potential health hazards and/or safety concerns can be directed to the County's Environmental Officer, Paul Coalick (sp?) at 512-756-8080.
- Website (Justin Diggs)
 - Justin was unable to attend the meeting. President Peterson thanked Justin for his ongoing efforts in maintaining the SAPOA website.

- Nominations (Velia Coleman)
 - The Nominations Committee consisted of Velia Coleman, Davetta Burns and Judy Breaux. Treasurer Mary Maxwell and Secretary Pam McGregor volunteered to serve an additional two-year term. The committee met on March 2nd and nominates property owners Ann English for the position of First Vice President and Cindy Friedrichs for the position of Second Vice President. No submission for the position of President was received and after a diligent, comprehensive effort, the committee was unable to find anyone to fill the position of President.
 - Velia Coleman made a motion to elect Ann English as First Vice President, Cindy Friedrichs as Second Vice President, Mary Maxwell as Treasurer, and Pam McGregor as Secretary. Erik Peterson asked if there were any nominations from the floor. Hearing none, he moved to accept the slate of officers as presented. The motion passed unopposed.

Other Issues from the Property Owners

- Linda Tyler was contacted by several property owners interested in hosting a community-wide social gathering and wanted to gauge interest in the idea. Strong support for a neighborhood social event was expressed by owners in attendance. A sign-up sheet for volunteers to help organize an event was placed at the front of the room. More information will come from the group working on the gathering.
- Ken Burns asked if it were possible for property owners in attendance to give the Board authority to elect/appoint an incoming President, assuming one comes forward. President Peterson said he was unsure of what procedure would need to be followed but thought an electronic election could be held if needed.

Adjournment

- With no further business to conduct, Kim McGregor made a motion to adjourn and Jennifer Rice seconded. Meeting adjourned at 11:14.