

2017 Annual Meeting

East Lake Baptist Church, Bullard, Texas

Saturday, June 23, 2018

President Randy Myers welcomed everyone and called the 2017 Annual meeting to order. Board members present were James Barnes, Judith Smith, Nell Mayo, George Martin and Gary Zalkovsky. Noreen Nartia was not present. Twenty-two (22) homeowners were present.

James Barnes led in prayer.

President Myers announced that everyone hold their ballots until later because of possible nominations from the floor.

Randy Myers introduced the Election judges. Jerry Brown, Erika Rigsby and David Uren. David Uren could not attend, Summer Adams served as backup. Alan Langston was also introduced.

Mr. Myers asked for nomination from the floor for Board of Directors. Jerry Brown nominated David Smith, seconded by James Barnes. James Barnes nominated Chris Fortune. Chris has lived in Shadybrook for about 6 years. He is the Safety Engineer for H&P Drilling stationed in Bullard. He has 25 years' experience and is has knowledge in maintenance. Seconded by Nell Mayo. With no more nominations, a call was made to cease nominations by Wayne Shamblin. Mr. Myers asked for vote on Chris for a board member. Mr. Shamblin called for Point of Order. There was a motion on the floor to cease nominations. We need a second then a vote on the motion. David Smith voiced the second, with vote motion carried. No vote was taken after the Point of Order.

Nell Mayo presented the minutes for the 2017 annual for approval. Judith Smith voiced her second. On vote from homeowners the minutes were approved.

Judith Smith presented the 2017 financial report and the Annual Accountant's Review Report. No vote was called to approve the report.

Secretary's Report – Nell Mayo there are three big mail-outs per year:

- 1) Statements for maintenance and road fees which are mailed the first week in December.
- 2) The Annual meeting mail-out goes out the middle week in May
- 3) July a mail-out of past due notices are sent. Then in August, the year-end write off debt begins.

In the meantime, phone calls, financial reports, correspondence, walk-ins, updating addresses, collections and researching property makes up our daily routine. As you can see the office stays very busy. Dianne Shaw and Summer Adams are doing an outstanding job in keeping the office running smoothly.

In the year of 2017, there were 8 reductions in fees granted, 9 lots owned by Shadybrook sold and 1 lot returned.

Maintenance and Roads Report – James Barnes He combined the maintenance and roads report. Been working hard on the roads. We could not do the things that we do without the volunteers working through-out the year. The Lot in Unit 1 was cleaned, culverts installed on Medina, Rio Hondo and Perdanales, ongoing patching of roads. A small packer was purchased, reworked small trailer for hauling. The old maintenance truck was sold. Chris Melio assisted Shadybrook Ladies with interior update of clubhouse. James thanked everyone for the support he has received during his time on the Board. Complete report filed with minutes. A complaint from Mrs. Harvey about the crushed concrete filling holes on Travis a year ago and has not been completed. James stated he would ask about it.

Security Report – Gary Zalkovsky the 2017 year was very interesting. One of these was the distribution and manufacturing of METH within our community. One of my goals is to make our community safe from this practice. Last year 4 places that the SWAT team came in and raided. We have stopped a lot of the distribution in our community but it has moved to other close communities and is slowly making way back to Shadybrook. We are now changing our tactics,

working with the Sheriff's department. They have increased their patrols, served warrants, stopped people with invalid license plates and patrolled the front gates. The code system at the gates were updated which helped screening unauthorized people from entering subdivision. Wireless camera have been installed at the gates and maintenance shop and updating the computer system. The East side will be updated this coming year. The dumpsters were moved to the maintenance shop which has curbed a lot of outside traffic trying to dump their trash. We are still working on Animal Control. It is a long drawn out process trying to follow humane guidelines with animals. Gary thanked Alan Langston for his continued work with him in solving problems than occur. This next year his goal will be solving the Animal Control and speeding within the community. Mrs. Carol Ford asked if speed bumps might help with speeders. Judith Smith explained that six years ago there speed bumps were voted on and installed. The measure passed by one vote. After a recount request, the measure was defeated. Speed bumps were removed. James Barnes thanked Gary for his hard work in the security department since he has been on the Board.

Parks and Common Report – George Martin Both pools have opened. The pump on the East side failing. A few problems are occurring and we're trying to correct. People spinning out at boat ramp. Cameras at the boat dock have caught several young men spinning out. The have been dealt with. This first year he has learned quite a bit about the workings of the POA and has a lot yet to learn. Thank you for the privilege of serving as your Board of Director. Randy asked how many people have used the pool in a weeks' time. Estimated a hundred on the East side and eighty on the West.

ACC Report – James Barnes filled in the absence of Noreen Nartia – The ACC is working hard to ensure that the architectural standards are being adhered to. We approved two (2) site build applications. We approved twelve (12) single wide and one (1) double wide mobile home applications. There were two (2) properties filed on for foreclosure and were in stage two (2) at the end of 2017. We served multiple violation letters concerning mowing, trash in yards, non-operating vehicles and dog complaints. Jerry Woody resigned from the ACC in July and Noreen Nartia was voted on to finish out his term in August. The committee is working hard to make sure that all dwellings are brought up to code, if not removed or taken down under Section 10. Please call the office if there is anything we need to look at. Jerry Brown explained a little of what the ACC committee's duties are. Volunteers are needed for the July 4th weekend to help monitor the boat dock and parks. A sign has been displayed about deadline for dues to be paid to be able to use the amenities. Mr. Shamblin thanked all the volunteers for the work they do for the POA.

NEW BUSINESS:

The President stated that there were two nominations from the Floor – David Smith and Chris Fortune, and one candidate on the ballot – Noreen Nartia. Also on the ballot were amendments to the bylaws and amendment to Covenants and Restrictions.

Mr. Myers as Erika Rigsby to explain the voting procedure. He announced a short break to give the membership time to vote their preference.

The President called the Annual meeting back to order after ballots were turned in. Jerry Brown thanked Gary Zalkovsky for his hard work on Security this past year. He also thanked George Martin in the good job he did on the fence around the park across from the Clubhouse. He thanked Randy Myers for his job as President and his hard work in the years he has served on the board. He thanked James Barnes on his work the past six years he has served on the board. Gary Zalkovsky thanked Dianne Shaw for her hard work she does in the office.

Mr. Harvey asked about the legality of the gate at the David Smith property. He understands it was used as an emergency opening between East Dale and Shadybrook. Why is open 24/7? He has only seen it closed one day in a month. Randy explained that the gate was a dedicated exit and entrance gate to be used in an emergency. He was very happy to have this opened for us and East Dale for use. Mr. Harvey is speaking about the gate being opened all hours day and night, not in an emergency situation. There was some confusion on what gate Mr. Harvey was talking about because there is another emergency gate that is closed and is only open in emergencies. George Martin said he has noticed the gate closed in the evenings, but that it has been

open at times. Debbie Abendroth spoke but she did not use the microphone, could not determine what she was saying.

The results of voting were announced. Noreen Nartia received 111 votes, David Smith – 80 votes, Chris Fortune – 89 and Jim Walker received 4 votes. At this time Nell Mayo made motion to close the 2017 Annual Meeting. Seconded by Dianne Shaw. With vote motion carried. Nell Mayo announced the first Board Member meeting, Tuesday, June 26, 2018 at 5:30 pm at the Office. The amendments results will be posted at the office within the hour.