



**Shady Hollow**  
Home Owners Association

# Shady Hollow Highlights

The Official Publication of the Shady Hollow Homeowners Association

## May is National Wildfire Awareness Month



- Defend your home from wildfire by creating 30' feet of defensible space. Defensible space is a buffer zone you create by removing dead and downed vegetation from your yard. You do not have to remove all vegetation, but keep tree limbs trimmed. Any limbs lower than six to eight feet should be trimmed from trees within this 30' zone to keep ground fires from climbing into the trees. Find more information at:

[https://www.traviscountytexas.gov/images/fire\\_marshall/docs/ReadySetGoTexasBooklet.pdf](https://www.traviscountytexas.gov/images/fire_marshall/docs/ReadySetGoTexasBooklet.pdf)

- Make your home less vulnerable to flying embers. Fire embers can travel more than a mile from a wildfire. Use fire-resistant building materials for roofs, decks, and siding. Completely enclose areas under decks with non-combustible skirting and cover attic vents with 1/8-inch metal mesh to block embers.

- Reduce the risk of wildfire within your neighborhood and community. The defense of your house from wildfire doesn't stop 30 feet from your home. Work with neighbors to extend the defensible space throughout the community by removing

dead and dying vegetation, mowing annual grass to a maximum height of four inches and trimming low tree branches.

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**BOARD MEETING**  
Thursday, May 19th @ 7PM

**David C. Ellis**  
Communtiy Center  
3303 Doe Run

Memorial Day  
Monday, May 30



*The legacy...honor those men and women who gave the sacrifice of their lives for our nation.*

## The President's Corner

By Board President, Joan Allen



Happy Spring, Neighbors!

We had a fun Easter celebration thanks to our staff and volunteers. I hope everyone had a chance to come out and enjoy all the activities that were available. Good news - our furry friends from the Austin Humane Society were adopted!

Looking ahead, the pool opens for General Swim on May 28th. Until then, the pool is available for Adult Swim. If adult residents are interested and do not have a pool key, please contact the office at [shadyhollow@shadyhollow.org](mailto:shadyhollow@shadyhollow.org) to apply for a key. A deposit of \$100 is required.

The school calendar is coming to a close. Teacher Appreciation Week is this week. Even if you don't have any family members in the school system, tell an educator you know thanks for all they do. It's been a rough couple of years for them and a kind word will go a long way. We are thankful for board member Laura Kennedy, a teacher at Baranoff.

We'd also like to recognize the Graduating Class of 2022. They too have had a challenging time over the last two years and should be proud of their accomplishments. We look forward to their future.

You'll also note that your HOA Board of Directors are looking at projects to maintain and improve our amenities. If you have an opinion to offer, please attend our meetings or send an email to the address above.

With summer around the corner, now is the time to find those Recreation Cards or to get replacements from the office. Lifeguards have been selected and the pool is being checked out for its full opening. Hope to see you out there!

Enjoy our great community!

## Current Board Members

PRESIDENT  
Joan Allen

VICE PRESIDENT  
Russell Downey

TREASURER  
Geoff Lawson

SECRETARY  
Jamie Rygg

Jim Bateman

Jim Downing

Laura Kennedy

Mary Ellen Mathis

Sunil Shenoy

Jason Zirkle

## Shady Hollow Highlights

EDITOR  
Amy Loughrey

LAYOUT  
Shady Hollow HOA

PRODUCTION  
[www.PrintShoppe.net](http://www.PrintShoppe.net)

ARTICLE & AD DEADLINE  
Last day of the month

SHADY HOLLOW HOA  
3303 Doe Run  
Shady Hollow, TX 78748

O: (512) 280-6623  
E: [shadyhollow@shadyhollow.org](mailto:shadyhollow@shadyhollow.org)  
W: [www.shadyhollow.org](http://www.shadyhollow.org)



# MOSQUITOTEX

*"Summer is almost here, and I can't wait for all the MOSQUITOES!"*

- Said no Shady Hollow neighbor, ever.

## SIGN UP NOW

to arrange your MosquitoTex yard spraying service for the 2022 season!



MosquitoTex is a homegrown residential mosquito control service founded right here in Southwest Austin. Built by neighbors, we're your only truly local solution for getting rid of your truly annoying mosquitoes.

**It's time for you to get outdoors again.**

Call, email or visit us online:

**(512) 466-5520 \* [HELP@MOSQUITOTEX.COM](mailto:HELP@MOSQUITOTEX.COM) \* [MOSQUITOTEX.COM](http://MOSQUITOTEX.COM)**



# Shady Hollow MUD Meeting Minutes

By Shady Hollow MUD Board Secretary Cindy Nettles



## APRIL MEETING

The MUD Board held its regular monthly meeting on April 5, 2022 at 3303 Doe Run. All directors were present.

Deputy Rush reported there had been three recent thefts of catalytic converters from vehicles within the District. He asked everyone to be vigilant and to report any suspicious activity. Deputy Rush also reported that APD had asked the Constable's Office for assistance with traffic enforcement in nearby areas of the city; he added that the extra enforcement may help reduce the number of traffic issues in the Shady Hollow area.

The Board next took up the issue of wastewater averaging. Director Harper reported that the Rate Structure Committee met with Matthew Garrett of NewGen Strategies & Solutions (the District's rate consultant) for the purpose of reviewing assembled wastewater data and providing rate options. Director Harper provided an overview of various options presented by Mr. Garrett to the committee and added that the committee planned to meet again to review options. He continued that Mr. Garrett planned to attend a future Board meeting in order to present the various scenarios to the Board and the public for consideration.

Mr. Evans explained recent revisions to the EPA's Lead and Copper Rule. The Rule is intended to protect public health by minimizing lead and copper levels in drinking water, primarily by reducing corrosion of plumbing materials. Mr. Evans stated the Board had been provided a memorandum explaining the requirements of the Rule and noted compliance was not required until October 16, 2024.

The Board discussed various options for conducting the sanitary sewer system evaluation study which is required pursuant to the contract for wholesale water and wastewater between the MUD and the City of Austin. Mr. Swanks reviewed potential costs of the various options.

The Board reviewed the analytics report for the

District's website. Mr. Swanks presented a draft graph depicting the District's reserve funds. After discussion, Director Hughes confirmed he would revise the graph as suggested and work with Mr. Swanks to provide the updated graph for posting on the website.

Director Nettles notified the Board that, as of May 31, 2022, she would no longer be a resident of the District and would, therefore, be submitting her resignation from the Board in May.

Mr. Swanks stated that the Shady Hollow HOA had contacted him about a rock gabion in the SHW drainage area / nature preserve that the HOA considers to be in need of repair. He had reached out to a contractor to determine costs, and he reviewed the estimates with the Board.

## MARCH MEETING

The MUD Board held its regular monthly meeting on March 1, 2022 at 3303 Doe Run. All directors were present. Several members of the public also were present.

District resident Lauren Chernow addressed the Board and requested that the Board be more proactive in its communications with residents. She suggested that information be posted to the District's website.

Deputy Rush reported the past month had been relatively quiet. After several residents reported large trucks traveling Brodie in violation of the truck ban, he contacted the company and obtained their promise to comply.

The Board next took up the issue of wastewater averaging. Director Tomme explained that the issue had been discussed at length previously and no action was taken at that time because the information provided by the City was insufficient for the purpose of wastewater averaging. Several residents had emailed comments regarding this item to the Board and some of the residents present offered comments

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## SHADY HOLLOW EXERCISE GROUPS

### Camp Gladiator

Join this fun group for an outdoor workout class at the Community Center. Classes are held in lower parking lot;

M, W, F at 8:15 a.m.

Tues and Thurs at 4:15 p.m.

For more information, please contact:

sarahcovey@campgladiator.com

### Dance

Join this fun group for an outdoor dance class at the Community Center. Dance classes are held in lower parking lot;

Tues & Wed 7PM

Saturday Cardio at 10AM

Saturday Dance at 11AM

For more information, please contact Monica at:

dancewithmonicaatxinfo@gmail.com

### Jazzercise

Light aerobic dance instruction. Adults classes meet in the Community Center;

Mon and Wed at 8 a.m.

M, T, W, TH, F at 9 a.m.

M, T, W, TH at 5:15 p.m.

Saturday at 8:30 a.m.

For more information, please contact Kristin: kbtemple1@gmail.com or www.jazzercise.com

### Yoga

Classes of focused stretches that help you find your inner peace. Adults classes meet in the Community Center;

Monday at 9 a.m.

Friday at 9 a.m.

For more information, please contact Pam: asana2om@gmail.com

# Shady Hollow MUD



## Constable's Rush's Report for April



- traffic enforcement at various locations - worst of the speeders: 49/30 (Brodie/Sesbania); school bus violation-driver stated was listening to bluetooth book stories and got distracted (Brodie); patrols of common areas & greenbelts; community contacts;
- follow-up on citizen report to HOA regarding alleged burn ban violation-nothing found at address given (Sesbania); red-tagged abandoned vehicles (Boothill, Sesbania); complaint of abandoned cars (Holster Ct); met with HOA GM regarding weekend vandalism (Doe Run); traffic hazard caused by overgrown branches blocking stop sign-residents will clear vegetation (Capsicum);
- special assignment-AISD elementary school event-career day.

## Come Join the Shady Hollow Genealogy Club

The Shady Hollow Genealogy Club generally meets at 7:00 p.m. on the 3rd Tuesday of odd-numbered months (January, March, May, July, etc.). Join us and compare notes, share research techniques, or brag about your famous ancestors. The May meeting is tentatively scheduled for Tuesday, May 17th, at 7:00 p.m. For more info, contact Jim jim@jadowning.com.

## Architectural Control Committee Election

The Shady Hollow HOA will be conducting an election for the Enclave, Section 3B and Section 2A-1 Architectural Control Committees. Members of these Sections who are in good standing, may submit their name for the ballot no later than May 13, 2022 (10 days). Please submit your name, address, phone and email to the General Manager at gm@shadyhollow.org. Thank you.

**Happy  
Cinco de Mayo  
Shady Hollow!**







The trees seemed to become full overnight as we sprang into Spring. All tucked in under our thick canopy of green trees, the Community Center was bursting with colorful decorations for the Shady Hollow Easter Carnival on Saturday, April 9th. This year's Easter Carnival sported a Eurobungy, three inflatables, a photo booth, live music and multiple egg hunts. The HOA partnered with the Austin Humane Society who brought out three sweet puppies for us all to meet and play with. Happily, two of those puppies are now Shady Hollow residents!



With the tremendous amount of volunteer help from the Junior National Honor Society and other Bailey Middle School students, the event featured a concession stand, carnival games with prizes, and a craft station. We also hosted a small silent auction with donations from The Watering Bowl, Evangeline Café, Stingrays Swim Team, Shady Hollow HOA and Cornucopia Popcorn.

It was a lovely day to sit on the lawn and listen to some live Bluegrass music which was provided by the UT student group, Burnt Orange Bluegrass and the well-established, traditional Bluegrass band, Cooper's Uncle. Our very own Officer Rush was in attendance, talking with residents, passing out stickers and balloons to the kids and even giving a tour of the inside of his police car. And last but certainly not least, the Easter Bunny was able to stop by, giving hugs, handshakes, high fives and photo ops.



The event was sponsored by The Davis Team and Ms. Dena Davis led the egg hunts. The adults even got a turn with a special adult egg hunt with eggs filled with lottery tickets.



We also welcomed Shady Hollow resident, Anat Kaplan, who brought her delicious breads from breadandzest.com. Woof Gang Bakery and Grooming and Flockatx.com came out as well and donated a portion of their proceeds to the Austin Humane Society.





### Shady Hollow Area Resident Todd Munsinger, Owner

Longtime south Austin resident, Todd Munsinger, has lived in the area since 1990, and in the Shady Hollow area for the last 17 years. Todd doesn't just build roofs, he has also built a reputation as a premier Austin area residential roofer.

If you are looking for a professional roofing company in the Shady Hollow area to inspect, repair, or replace your home's roof, you don't want to entrust this critical component to just anybody.

Todd and his team will devote the same care and attention to your family's roof as they would their own.

both “for” and “against” winter wastewater averaging. A lengthy discussion ensued. Director Tomme noted that the District has engaged Matthew Garrett of NewGen Strategies & Solutions as the District’s rate consultant for the purpose of reviewing the data and providing rate option scenarios for the Board’s consideration.

Director Tomme stated his opinion that after rate options are provided by NewGen, the District should allow time for public comments on the various options before a final Board decision. After further discussion, the Board authorized NewGen to review the updated wastewater averaging data and prepare rate scenarios for the Board’s review. The Board also appointed Directors Tomme and Harper to a Rate Structure Committee to work with NewGen on the various rate options.

Ms. McCalla informed that the Board that, as the agent for the District, McGinnis has certified that the two candidates for Director were unopposed and, pursuant to State law, the Board could now declare the unopposed candidates elected to office and avoid further costs associated with the holding of an election. The Board did so. The unopposed candidates elected to office are Sam Harper and Cindy Nettles. Their new terms of office will commence at the first meeting after the May 7th election, at which time they will be required to take the Oath of Office.

The next item of business was discussion of the “Boil Water” notice required by the City as a result of the recent freeze event. Mr. Swanks reported that there was a lot of confusion regarding the situation because the City never notified the District of the boil water notice. He continued that after contacting the City, his office was provided information that listed all entities affected by the notice but omitted the District. Mr. Swanks stated that, although not formally notified and out of an abundance of caution, he directed the District’s website provider to post the boil water notice information on the District’s website and coordinated with SHHOA to notify residents with an email blast. Director Tomme will follow up with the City regarding effectively notifying the District of future issues.



The Shady Hollow MUD is utilizing the same watering schedule as the City of Austin. Please remember to adjust your automatic sprinklers or manual watering times based on your address. <https://www.austintexas.gov/department/find-your-watering-day>

**Welcome New Residents**

- Michael Colby  
3127 Festus Drive
- Matthew & Allison Friedlander  
4300 Lost Oasis Hollow
- Jonathan Gottlieb & Angela Rivera  
11500 Esperanza Drive
- Anthony Horton  
11500 Silmarillion Trail
- Xin He & Xiaoyue Jiang  
4002 Aldama Drive
- Tony & Kaitlyn Magallanes  
11540 Gun Fight Ln
- Michael Lee & Emily Matthews  
11301 Aloysia Drive
- Thanhan Nguyen & Martha Frabizio  
11316 Menodora Drive
- Michelle Owens-Kumar  
4104 Denim Trail
- Lawrence & Gloria Williamson  
11302 Boot Hill Drive

**May Is Wildfire Safety Awareness Month**

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- Prepare for home evacuation in case it becomes necessary. Create a Family Disaster Plan that includes meeting locations, communication plans, and emergency supplies. Register for CAPCOG’s Emergency Notification System Cellular Telephone Interface: <http://wireless.capcog.org>.

Wildfire is everyone’s fight. Know your risk, take steps to reduce it, and become fire adapted.



# Shady Hollow Commentary - The Capistrano Cabana Situation

By Shady Hollow HOA Board Member Jim Downing, Chair of the Long Range Planning Committee (LRPC)

Continued from page 10

The following commentary presents the views of Jim Downing and not the views of the SHHOA Board. No decisions have been made by the Board with regard to this situation.

On Thursday, April 7, your SHHOA Board members met in a special work session to discuss what, when and how to modernize our 30 year old toilet facilities in the Capistrano Park cabana (Figure 1). The meeting was called by President Allen following reports to the Board by the Jim Downing on several update proposals, many drawn up to show possibilities for the cabana space. Those proposals resulted from discussions with a large group of community activists last September, research into ways to achieve their expectations, meetings with construction professionals and advice from Shady Hollow resident architects. A full time accessible ADA compliant toilet has the highest priority. Other important improvements included modern fixtures, direct access to the stalls particularly in the Ladies, cleanliness, and improved ventilation to eliminate musty damp odors.

Although there may be some sentiment for knocking down this rather dowdy building and starting anew, that is not possible because of City of Austin regulations that extend all the way out here. Without going into details, we are constrained to making changes within the existing walls so the proposals considered by the working group do just that and no more.

The working group considered three proposals starting with one to achieve the highest priority, an ADA compliant full time accessible toilet (see Figure 2 plan view). This shows the toilet (labeled A) located in the south east corner of the building. A new motorized door (A.1) would be cut into the east wall to provide membership access when the pool is closed. The existing door (A.2) would provide additional access when the pool is open. The temporary partition in the central corridor as indicated by the dashed lines would be removed. Finally, the double doors on the front of the building would be walled over. The estimated cost for this improvement is \$35,000 to \$40,000. Since construction of this new toilet would be disruptive, it is anticipated that work would be delayed until the fall and completed near the end of this year.

The next proposal briefly considered by the working group would rearrange both toilets to provide an ADA compliant stall in each. The Ladies' would still have two stalls while the Men's would lose a stall in exchange for a long urinal. The other features included a trough type lavatory and infant changing tables. The general feeling about the plan is more would be lost than gained and it was shelved. Therefore the group skipped to the third plan, a total revamping of the interior.

This proposal, illustrated in plan view by Figure 3, was proposed by Shady Hollow resident and architect Roen Bozan. It brings the cabana into the 21st century. The two interior walls of the toilets (shown as dashed lines in this diagram) would be knocked down and replaced by a new wall down the center of the existing corridor.



Figure 1: Street side view of our 30 years old pool cabana. The new toilet illustrated in Figure 2 is behind the twin block windows on the right side in this view. A new entry door will be around the south east corner.

Figure 2: Plan view layout of the new full time accessible toilet. A new door (A.1) on the east side will provide access when the pool is closed while interior door (A.2) will enable access during pool open hours.

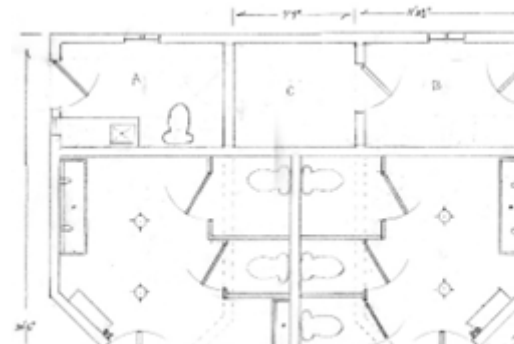


Figure 4: The cupola on top of the pool cabana before it burned in 1993. A new cupola with the proposed layout will dramatically improve airflow and ventilation in the toilets.

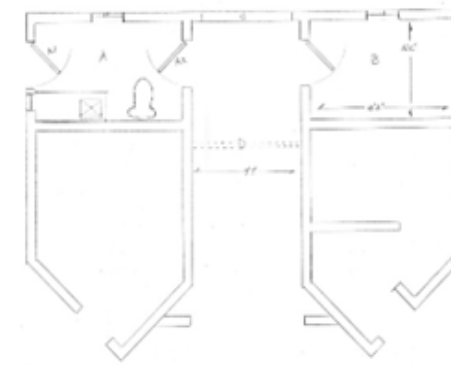


Figure 3: Layout for the complete modernization of the cabana's toilets. The size of both toilets is increased substantially with space for new fixtures, ADA stalls and conveniences.



This increases the size of the toilets by about 30%. The Ladies' would gain a stall while on the Men's side a urinal would occupy the matching space. Stainless trough lavatories, infant changing tables, powder coated stall walls, and motorized inward swinging doors would finish out the facilities. The interior door for the full time access toilet would be closed while another exterior door would be added on the west side of the building to access the work and storage areas B and C.

To address the ventilation issue, this plan would include opening the ceiling to the roof to expose the cedar beams that you can see overhead outside the toilets. This has both functional and aesthetic value. A new cupola, similar to that on the original cabana (see Figure 4) would be erected on the roof to enclose a large exhaust fan. Large inlet air vents would provide a continuous flow of fresh air through the toilets, keeping them both dry and mold free. The estimated cost for this major modernization of the cabana, combined Plan 1 & Plan 3, is around \$225,000. The cost of doing Plan 1 followed by Plan 3 as a separate project would be slightly higher due to redundant startup, plumbing, and foundation costs.

The cabana is currently scheduled to have its roof replaced with a new metal roof. Therefore, construction of the cupola less the exhaust fan could be done at the same time to prevent having to install another new roof if the Board decides to proceed with the major upgrade. This would reduce the heat load in the attic but without opening the toilet ceilings and installing fresh air vents, it would have minimal direct impact on the toilet's lack of ventilation.

Obviously, a major issue in deciding how and when to undertake a project such as proposed involves funding. As with the design of the space, several funding proposals have been presented for board consideration. A method of financing must be identified and put in place prior to moving forward.

The Board committees including the LRPC announces and conduct open forums to discuss our work. Unfortunately, these meetings are poorly attended and in general we only hear your concerns after the fact. Maybe this article will reach a larger audience. Please understand that in this short article I cannot cover all the proposal's details. An ADA compliant toilet will open our pool to those in our community currently unable to navigate our convoluted and restrictive toilets. Some say, "It's just a toilet, leave it alone." Benefactors of our sporting facilities in the park want a full time accessible toilet, "Yesterday!". Others, including myself, think we should be creative and go for the total modernization. Our pool host events attended by children and parents from communities with modern attractive amenities. We may not match their facilities but we can and must do better.

If you have a question, now is your chance. Let us know what you think by coming to our next board meeting where the subject will be on our agenda. If that is not convenient, send your comments to jim@jadowning.com or to our community manager, Amy Loughrey at gm@shadyhollow.org.

# Teacher Appreciation Week is May 2 - 6

## #ThankATeacher

The impact teachers have on each of our lives is being recognized this week as we acknowledge our appreciation and gratitude for their guidance and wisdom. Send your teachers a meaningful note or gift card letting them know you how grateful you are for their talents. We LOVE our Teachers!

THANK YOU  
FOR YOUR DEDICATION  
AND HARD WORK!  
.....  
WE APPRECIATE  
YOU  
SO VERY MUCH!

# Shady Hollow Board Meeting Minutes

## Shady Hollow Homeowners Association Minutes of the March 24, 2022, Board of Directors Meeting – ~~–DRAFT–~~

### Board Members Present:

Joan Allen, Russell Downey, Jim Downing, Laura Kennedy, Geoff Lawson, Mary Ellen Mathis, Sunil Shenoy, Jason Zirkle.

### Board Members Absent:

Jim Bateman, Jamie Rygg, Clay Zelisko

### Staff in Attendance:

Amy Loughrey

### Others In Attendance:

Terry McCarthy, Patrick Moran, Liz Bogard, David Bogard, Augie Pabon, Cecily Biggs, Ken Biggs, Susan Sprouse, Nestor Rodriguez, Robert Ballew, Mike Peterson, Kurt Hoover, Cherie Hall

### Meeting Start: 7:03 p.m.

### Approve Agenda

MOTION to approve the current agenda by Jim Downing, seconded by Mary Ellen Mathis. Approval Unanimous.

### Citizen Communication

Terry McCarthy, Liz Bogard, David Bogard, Ken Biggs, Susan Sprouse, Mike Peterson, Kurt Hoover

### 2022 Board of Directors Election Process and Results – Provided by, Joan Allen, Board President

### Introduction of Outgoing Board of Directors Members:

Jim Bateman (Not present), Russell Downey, Jim Downing, Laura Kennedy, Jamie Rygg (Not present)

### Introduction of Ongoing Board of Directors Members:

Joan Allen, Geoff Lawson, Mary Ellen Mathis, Sunil Shenoy, Clay Zelisko (Not present), Jason Zirkle

Determination of a quorum and report of the Election Committee announcement of Board Members. The 2022 Shady Hollow HOA Election committee determined a quorum of the membership vote to complete the election. The following members were reelected to the Shady Hollow HOA Board of Directors for a 2 (two) Year term with the following vote tally:

Jim Bateman - 109  
Russell Downey - 112  
Jim Downing - 111  
Laura Kennedy - 107  
Jamie Rygg – 108

### Elect 2022 Executive Committee Officers Elected

MOTION by Board Member, Jim Downing, to approve the reelection of the current Shady Hollow HOA Board of Directors Executive Committee by acclamation. Seconded by, Board Member, Mary Ellen Mathis. Motion Passed Unanimously. The following members were reelected to the Shady Hollow HOA Board of Directors Executive Committee for a 1 (one) Year term:

Joan Allen, President  
Russell Downey, Vice President  
Geoff Lawson, Treasurer  
Jamie Rygg, Secretary

### Association Manager's Report

### ADMINISTRATION

Resale of homes recorded through February 28, 2022, are at 9 qty  
Architectural Permits through February 28, 2022, are 30 qty.  
30 Day late notices were sent.



# Shady Hollow Board Meeting Minutes

Continued

Accounts Receivable: As of February 28, 2022

ASSESSMENTS	\$44,273.34*
LATE, LEGAL OTHER	\$40,210.08
<b>Total</b>	<b>\$84,483.42</b>

## PARKS/COMMON AREAS –

### CAPISTRANO –

Maintenance continues to work on basketball court. Recommendation to find a solution to ongoing drainage issue that leaves sediment on the surface. Parking lot resealed and restriped.

### DOE RUN/COMMUNITY CENTER –

Proposal to resurface, refence and upgrade the lighting to the Doe Run sport court was presented to the community through the Parks Committee. The Conex storage box that was in the lower parking lot has been removed and all items were moved to the Capistrano Pool cabana. Parking lot had minor repair of a pothole, resealed and restriped.

### GATLING GUN –

We are still planning to plant crape myrtles and several trees to replace those that were removed. A tree company has been selected and our order is pending.

### SH WEST –

The dog park fence staining has been completed. The park benches throughout the park were repainted. The bubbler irrigation system put in place over 10 years ago to irrigate installed trees has several line breaks that will be evaluated for repair in the spring.

## CAPISTRANO POOL

We replaced the media inside both the wading and large pool filters. The upgrade from sand to glass media should be an improvement to the water quality and have a longer in lifespan. Spring Break at the pool was attended by 176 total participants. The lifeguards did an excellent job working to prepare the pool for the upcoming season and meeting their new supervisor, Mr. Joe McNeeley.

## SPECIAL EVENTS

Our next scheduled HOA neighborhood wide event will be Easter Carnival scheduled for Saturday, April 9, 2022. The event will be held in the SHWEST Park and will be carnival style. Please join us!

*We look forward to the next Shady Hollow Board Meeting rescheduled to Thursday, April 28th @ 7PM!*

## TREASURER'S REPORT

March 2022 Treasurers Report - Geoff Lawson

### Bank accounts/Balance Sheet

- Our register balance in our Chase Bank operating account as of 2/28/22 was **\$625,619.45**. The balance was reconciled to the QuickBooks ledger by both me and the Heyman CPA firm.
- Our reserve accounts as of 2/28/22 held **\$205,095.23** in our Chase Reserve Account and **\$212,230.46** in our CD at TDECU. Therefore, total reserve accounts for the period aggregate to **\$417,325.69**. We transferred **\$9,125.00** from our operating account to our reserve account at Chase Bank in accordance with the funding plan detailed in our Jan 2021 reserve study.

### Revenue

- On a Cash Basis presentation, total revenue for the month ending 2/28/2022 was \$95,795.38 versus budgeted revenue of \$141,210.00 Assessment revenue for the period was less than budgeted primarily because of higher assessment collections. This is the result of residents paying their assessments earlier in the year than was projected.
- Transfer fees and resale certificates were higher than projected (\$1,900.00 versus budget of \$700). While there is apparently very little inventory of homes in Shady Hollow for sale, they apparently sell very quickly once on the market.
- Facility fees for February were \$1,350 versus budget of \$600. For the 12-month period, total facilities fees were \$13,650 versus budget of \$4,000.
- Directory Ads for the month were \$950 versus budget of \$0 since we didn't originally expect to produce the directory in 2022. Overall, we have raised \$4,150 in ad revenue which largely offsets the cost of producing the directory.
- Overall, net income for the month aggregated to a net gain of \$48,297.82, versus a projected net loss of \$74,444.34. The delta between actual and projected net income is primarily the result of lower actual revenue for the period.

# Shady Hollow Board Meeting Minutes

Continued

## Expenses

- Professional services expenses (category 60300) were over budget for the month (\$11,260.00 versus budgeted \$9,509.) Our legal expense was higher than projected for the month (\$5,985.00 vs budgeted amount of \$3,334.00).
- Small office equipment (60540) in the amount of \$656.60 reflects the purchase of new computer monitors

## MRI Expenditures

There were no MRI expenditures for the month.

Board Member Jim Downing, requested for additional information on financial reports to include previous year(s) history.

## COMMITTEE REPORTS

- **Executive Committee** - Joan Allen – Did not meet, President, Joan Allen, reported that Board Member, Clay Zelisko has resigned his board position.
- **Finance Committee** - Geoff Lawson – Did not meet
- **Policy Committee** - Russell Downey – Did not meet
- **Community Center Committee** - Russell Downey – Did not meet
- **Recreation and Parks Committee** - Laura Kennedy – Held meeting and discussed resurfacing the Doe Run tennis courts
- **Pool Committee** - Sunil Shenoy – Replaced filter media, adult swim opening April 1<sup>st</sup> and introduction of Aquatics Supervisor Joe McNeeley
- **Events Committee** - Jamie Rygg – Did not meet. Will be planning the next event.
- **Traffic Committee** - Amy Loughrey reported that we are still awaiting approvals from Travis County to install radar speed signs on Sesbania.
- **Architectural Control Liaison** - Jason Zirkle – Did not meet
- **Welcome Committee** - Mary Ellen Mathis – Did not meet
- **Long Term Planning Committee** - Jim Downing – Item will be discussed in business item below.

## NEW BUSINESS

- **Discuss and consider action to repair the Doe Run tennis courts by Board Member, Laura Kennedy.** Presentation made by Board President, Joan Allen providing multiple construction and cost examples for consideration. Motion made by, Board Member, Jim Downing, to proceed with proposed option A, not to exceed \$200,000. Motion fails with no second. Further discussion made by, Jim Downing, requesting the Shady Hollow Board of Directors borrow the money to finance the project. Board Member, Geoff Lawson, would like to further explore permit process for the project and request legal assistance in determining next steps. No motion.
- **Discuss and consider action to increase the minimum age limit to utilize the Capistrano pool without a legal guardian present by Board Member, Sunil Shenoy.** Stated that further discussions amongst the community and the pool committee needed to further explore updating the pool rule on age limit. No motion.
- **Discuss and consider action on amendment to the policy regarding the authority/responsibility of Architectural Control Committees to report, review, and/or enforce the approval process for exterior improvements presented by Board Member, Jason Zirkle.** Motion made by Board Member, Mary Ellen Mathis to adopt the policy change. Motion seconded by Board Member, Russell Downey. Approval Unanimous.

## OLD BUSINESS

-No actions taken

## EXECUTIVE SESSION

- No actions taken

## MEETING ADJOURNMENT

-MOTION to adjourn made by Mary Ellen Mathis, seconded by Russel Downey. Approval Unanimous.

Meeting ended 9:55PM

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Minutes submitted by Amy Loughrey, Association Manager



Shady Hollow Homeowners Association  
 3303 Doe Run  
 Austin, TX 78748

MAY 2022

SU	MO	TU	WE	TH	FR	SA
1	2 yoga 9:00 a	3	4	5	6 yoga 9.00 a	7
8	9 yoga 9:00 a	10	11	12	13 yoga 9.00 a	14
15	16 yoga 9:00 a	17	18	19 hoa board meeting 7p	20 yoga 9.00 a	21
22	23 yoga 9:00 a	24	25	26	27 yoga 9.00 a	28 general swim begins 11:00 a
29 31	30 yoga 9:00 a	31	27	28	29 yoga 9.00 a	30

JUNE 2022

SU	MO	TU	WE	TH	FR	SA
	pool closed Mondays		1	2	3 yoga 9:00 a	4
5	6 yoga 9a	7	8	9	10 yoga 9a	11
12	13 yoga 9a	14	15	16 hoa board meeting 7p	17 yoga 9a	18
19	20 yoga 9a	21	22	23	24 yoga 9a	25
26	27 yoga 9a	28	29	30		

all events are held at the community center unless otherwise noted