



# Highlights

**Shady Hollow**  
Home Owners Association

The Official Publication of the Shady Hollow Homeowners Association

## Thanksgiving Fitness and Fun!

Mark your calendars for our 11th Annual Shady Hollow 5k Turkey Trot Fun Run! This is a family friendly 5K run/walk or 1 mile run/walk in the neighborhood. Kids and adults of all ages and fitness levels are welcome!

**Date:** Thanksgiving Day, November 23rd  
**Place:** Gatling Gun Park  
**Time:** 8:30 a.m.  
**Questions:** [ShadyHollowTurkeyTrot@gmail.com](mailto:ShadyHollowTurkeyTrot@gmail.com)



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After running the Annual Shady Hollow Turkey Trot Fun Run and before the big feast, join us for a family-friendly game of kickball! Team Turkey Legs –vs.– The Canned Yams Kickball Game.

**Date:** Thanksgiving Day, November 23rd  
**Time:** 12:15 p.m.  
**Place:** Community Center located at 3303 Doe Run soon.

Adults & Kids of all ages welcome!



**BOARD MEETING**  
Thursday, Nov. 30th  
@ 7PM  
Community Center  
3303 Doe Run

**Thanksgiving**  
**November 23, 2023**

# President's Corner

By Shady Hollow Board President, Joan Allen



The holiday seasons are upon us - time to give thanks for our family, friends, and community and to celebrate the December holidays. Here at the Homeowners' Association, we have a lot to be thankful for - a board committed to maintaining our amenities and to provide neighborhood experiences for all ages, staff that carries out our policies and keeps our members and amenities safe, and volunteers and our community who support these activities.

It takes a tremendous effort to meet the HOA's many responsibilities. The most obvious activity is our monthly board meetings. However, there is so much more. In between meetings, the Executive Committee meets to deal with emergency situations and to advise our staff regarding amenity maintenance and repairs, and to deal with business questions and litigation. Each of our board members volunteers to chair a committee, which then brings issues to the full board, which provides information to members. And, of course, the board plans and oversees special activities for the community - watch for news of our December Holiday Party. We are always in need of volunteers for these activities so even if you only have a couple of hours, call the office and we can put you to work.

A major activity at the end of the year is the review and adoption of the budget. All HOA activities including maintenance and repair of amenities are funded through the assessments paid by members. Our assessments are significantly lower than surrounding HOA's and the board is committed to using these funds wisely. However, there are often unexpected expenditures that are required to repair and maintain our amenities, and we have to plan for those as well.

## Current Board Members

### PRESIDENT

Joan Allen

### VICE PRESIDENT

Russell Downey

### TREASURER

Geoff Lawson

### SECRETARY

Jamie Rygg

David Anderson

Jim Bateman

Jim Downing

Carl Hooker

Mary Ellen Mathis

Bradley Reeves

Jason Zirkle

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## Shady Hollow Highlights

### EDITOR

Rachel Adkins

### LAYOUT

Rachel Adkins

### 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)



## President's Corner Continued

For example, our 40+ year old pool consistently requires unanticipated extensive and expensive repairs. In addition, the HOA has to contract for many services to maintain our properties, such as landscaping including irrigation systems, pool systems maintenance and pool cleaning, janitorial services for the community center, and legal representation services. In addition, we also pay for electricity, water, and technology. The budget is the best representation of the anticipated costs and revenues.

At the end of the day, what makes Shady Hollow a great place to live are the people. If we all treat each other the way we would want to be treated and we give each other the benefit of the doubt, we can decrease some of the negativity that we have seen on social media and elsewhere. Just a reminder that official information from the HOA is located on our website, [shadyhollow.org](http://shadyhollow.org) or in emails from the [shadyhollow.org](http://shadyhollow.org) domain.

On behalf of the board and staff, we wish you and yours the happiest of holidays!

*Joan*



### Reminder:

Assessments for the second half of 2023 were due by July 31, 2023

Please log in and check your balance and/or make your payment online at:

<https://engage.goenumerate.com/s/shadyhollow/>  
Please contact the HOA office at (512) 280-6623 or via email at [shadyhollow@shadyhollow.org](mailto:shadyhollow@shadyhollow.org) with any questions.



# 5th Annual Pie Giveaway

GIVING THANKS ONE FREE PIE AT A TIME.

Pie Pick Up:

*Nov.*  
*17*

For Residents Of: Shady Hollow, Shady Hollow West, Villages Of Shady Hollow, Barker Ranch At Shady Hollow, Southland Oaks, The Estates At Bauerie Ranch, Gabardine, Brodie Springs, Bridges Of Bear Creek, & Clients Of Dena Davis Team.

In gratitude to our community, we invite you to come pick up a FREE pumpkin pie.

Register for your pie by: *Nov. 12th at*  
*Daviscompany.com/Events or scan the QR Code*

Pie Pick Up:

*Nov.*  
*17*

What Time?

*3pm*  
*7pm*

How?

*Curbside*  
*Pickup*



DOE RUN COMMUNITY CENTER  
3303 DOE RUN, AUSTIN, TEXAS 78748



Please help us support the Central Texas Food Bank by bringing a non-perishable food item when you come to pick your pie.

Dena Davis & Team

512.686.3348

denadavisteam@daviscompany.com



## 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 info, please contact:  
sametriawilson@gmail.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. Adult 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.  
Sunday at 4:30 p.m.

For more info, contact Kristin:  
kbtemple1@gmail.com  
www.jazzercise.com

### Yoga

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

Monday at 8:30 a.m.  
Friday at 8:30 a.m.

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

## Shady Hollow Clubs

### Come Join the Shady Hollow Quilt Club

Calling all Shady Hollow Quilters! Join us every 3<sup>rd</sup> Thursday from 1-4 p.m. to engage in various topics regarding quilting. Please bring your project to show and tell and share your skill as a quilter, crafter, or come as a friend. Next meeting November 16<sup>th</sup> in the East Room of the Community Center.



### Shady Hollow Garden Club

Please join us and learn interesting information about landscaping, critters in your yard and great all-around fun tips to make you a better gardener. A monthly class with crafts, presentations and occasional field trips followed by a social lunch.

2nd Wednesday of each month at 10AM Shady Hollow  
Community Center - West Side

For more information or to RSVP, please contact Mrs. Anne Linville  
at: jalinvil@gmail.com or by phone at 512-280-6404

### Welcome New Neighbors!

|                             |                        |
|-----------------------------|------------------------|
| Lauren & Clayton Curry      | 4305 Lost Oasis Hollow |
| James & Qiang You Kazmerzak | 3014 Ammunition Drive  |
| Kristi & Andrew Partin      | 4309 Lost Oasis Hollow |

## WELCOME TO THE NEIGHBOURHOOD



# 11th Annual Shady Hollow 5k Turkey Trot Fun Run!

This is a family friendly 5K run/walk or 1 mile run/walk in the neighborhood. Kids and adults of all ages and fitness levels are welcome!

**Date:** Thanksgiving Day, Thursday, November 23rd

**Time:** 8:30am - Race starts promptly at 8:30am. Arrive sometime before that to get warmed up with snacks, coffee and neighborly company!

**What:** 3.1-mile run/walk or 1 mile run/walk (The route consists of a series of loops, so don't be intimidated by the 3.1 miles. You can do as many or as few loops as you want!)

**Cost:** Free! -- However, there will be a donation jar at the race. All donations will go directly to a Shady Hollow area family in need (more info on this coming soon)

**Where:** Race will start and finish at the Gatling Gun Park (11403 Gatling Gun Lane, 78748)

**RSVP:** Registration and RSVP is NOT REQUIRED to race.

**Post Race:** There will be snacks, drinks and neighborly company afterwards!

**Awards:** All finishers 5th grade and younger will receive finisher medals. Special prizes will be given to winners in the following categories:

**T-shirts:** More info coming soon

**Sponsorship Info:** More info coming soon

**Social Media:** Instagram: follow ShadyHollowTurkeyTrot

**Questions?:** Email ShadyHollowTurkeyTrot@gmail.com

## 7th Annual Thanksgiving Day Family Kickball Game

**TIME- 12:15 ON THANKSGIVING DAY**

**LOCATION- SHADY HOLLOW COMMUNITY CENTER**

After running the Annual Shady Hollow Turkey Trot and before the big feast, join us for a family-friendly kickball game! Adults and kids of all ages are welcome!

**TEAM TURKEY LEGS  
&  
THE CANNED YAMS**



# November Landscape Tips

## Cooler Weather is Finally Here!

By Kim Goyette

**These cooler temperatures in Central Texas are the perfect time to start planting, so let's get going!**



1. Planting trees and hardy shrubs should start now. With our cooler/wetter weather, plants have 8 months to put down roots to prepare for our hot summer of 2024. Be sure to know and understand the light and watering requirements of all your plants, and the best time of the year to plant them. Do not mix plants in a bed that have different water and light requirements.

2. After planting, cover all bare areas with mulch. This will keep the ground cooler in the summer and warmer in the winter and will break down to form organic matter in the soil. This mulch will save you much work watering and removing weeds.

3. If you have not done your fall pre-emergent and fall fertilizer do it this weekend! The weather should be great!

4. Time to have your trees professionally pruned if not done yet! Keep those limbs pruned back from your buildings and lights.

5. Keep the thick piles of leaves from accumulating in your turf. It might save you time now but will do damage in the long run.

6. Remember unless you are doing water averaging to keep from paying absorbent fees, remember to run your system during the winter. You do not need as much water, but you want to ensure that the system is working properly and running it helps keep all the parts working. Don't let your landscaping dry out too much as all plants and grass need water to live.

Consult the City of Austin's website for current watering restrictions. Remember to adjust your automatic sprinklers or manual watering times based on your address. <https://www.austintexas.gov/department/find-your-watering-day>





# *Shady Hollow* **HOLIDAY PARTY**

**SUPPORTING BROWN SANTA**

**DECEMBER 2, 2023**

**6-8PM AT THE COMMUNITY CENTER**

Come visit Mr. & Mrs. Claus, make Christmas Crafts,  
and enjoy some Hot Chocolate!

Bring a gift to support the Brown Santa Toy Drive  
and help fill Santa's Sleigh!





## SH MUD Meeting Sep. 5, 2023(draft)

The MUD Board held its regular meeting on Sep. 5, 2023 at the Doe Run Community Center. All Directors were present, minus Director Hughes. Others in attendance were William Swanks, Ken Schroeder, Deputy Rush, and Zack Evans.

Deputy Rush noted that there were several vehicle break-ins over the last week. The majority of the incidents were between 2:00 and 3:00 am. The Board discussed varying the times of Deputy Rush's hours to deter criminal behavior.

The Board discussed ongoing negotiations with Travis County regarding rates charged to the District for law enforcement services. Director Tomme said that he had been in discussions with Shady Hollow HOA regarding law enforcement services to possibly create a joint subcommittee with the District to review all related matters.

The Board discussed radar and traffic enforcement signs owned by the Shady Hollow Homeowners Association, the possibility of the HOA transferring ownership to the District, related insurance premium charges, and the need to confirm the existence of any easements that are currently in place, or which may be needed, as would be granted by Travis County. Director Downey said he would coordinate with the HOA on the easements matter.

Mr. Swanks provided an overview of the draft FY2023-2024 budget, including an analysis of the District's water loss and how it affects the District's budgeting. The Board voted unanimously to approve the proposed budget.

At 6:55 Director Tomme convened the public hearing for consideration of the 2023 tax rate for the District. Mr. Evans confirmed that the Notice of Public Hearing on Tax Rate was published in the Austin American Statesman. Director Tomme noted there was no one present to address the Board concerning the proposed tax rate, and he closed the public hearing at 6:56 p.m. The Board voted unanimously to: (i) set the tax rate for maintenance and operations at \$0.0882 per \$100 of assessed valuation; and (ii) adopt the ORDER OF THE BOARD OF DIRECTORS OF SHADY HOLLOW MUNICIPAL UTILITY DISTRICT; LEVYING TAXES, PROVIDING FINDINGS OF FACT; PROVIDING FOR OPEN MEETING, ("Tax Rate Order").

Mr. Evans explained that the Board needed to adopt an amendment to the District's Information Form any time pertinent District information changes, including the District's tax rate. He explained that the amendment would be filed with the Texas Commission on Environmental Quality ("TCEQ"), in the Official Public Records of Travis County, and in the offices of Evans Law. The Board voted unanimously to approve Amendment No. 34 to the District's Information Form and to authorize its filing.

Mr. Evans next reminded the Board that Section 26.18, Texas Tax Code, requires certain financial and property tax information to be posted to the District's website and updated as needed, including the District's newly adopted budget and tax rate. The Board voted unanimously to submit the required information to Infinity, the District's website provider, to update the District's website.

Mr. Swanks provided the General Manager's report--operations and finances were typical over the last month. Payment of the District's bills and invoices were unanimously approved. He also discussed the City of Austin's plans to replace a wastewater meter located within an easement held by the District. Finally, Mr. Schroeder reported all District facilities were functioning as designed.

# SH MUD Meeting Oct. 3, 2023(draft)

Persons present: Michael Tomme, President; Sam Harper, Vice President; Adam Hughes, Secretary; Russell Downey, Treasurer; and Kimberli Schiess, Assistant Secretary; William Swanks, District General Manager; and Zachariah T. Evans, District Attorney.

Constable report: Worst speeders 57/in 35; 16 traffic citations, 52 traffic stops; 3-car collision; various home alarm responses; various citizen contacts.

Discussion of any necessary action regarding law enforcement matters: Discussed possibility of changing Deputy Rush's working hours to include some night patrols. Director Tomme suggested that the Constable's Office has been resistant to redistributing Deputy Rush's schedule. The Board also discussed their ongoing efforts to form a joint committee with Shady Hollow HOA to examine law enforcement services within the District.

Traffic enforcement signage and related matters: Shady Hollow HOA would donate radar traffic signs to the District and help fund installation of the signs in exchange for the District taking over the Licensing Agreement and future maintenance.

Directors' reports regarding general District business: Director Tomme shared an informational handout provided by Central States Water Resources, a private entity that acquires, repairs, and operates water and wastewater systems throughout the United States. The Board decided not to pursue discussions with CSWR.

General Manager's Report: Operations and finances were typical over the last month. A pump and motor had failed at one of the lift stations and TUMCO repaired it. The District's overall financial status, including investments and savings accounts were reviewed. The water meter replacement project was added to the FY2023-2024 budget.

Attorney's report: To save paper, the Constable reports would not be printed, but be included in the online Board packet.

Next Board meeting: November 7, 2023



## 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.

**www.DBROOFS.com**



# Shady Hollow Homeowners Association

September 27, 2023 --DRAFT--

## Board Members Present:

Joan Allen, Russell Downey, Geoff Lawson, Jamie Rygg, Jim Bateman, Jim Downing, Mary Ellen Mathis, Carl Hooker

## Staff in Attendance:

NA

## Board Members Absent:

David Anderson

## Others in Attendance:

Shelly Pesl, Matt Pesl, Wilson Pesl, Aaron Vollmer, Jayson Dotzenrod, Chris Vorsten, Larry Telford, Curt Backhaus, Becca Backhaus, Lonnie Monreal, Brad Reeves, Brian Fall, Dena Davis, Josh, Ann Weitzman, Mandi Hooper, Courtney Morgan, Christina Noser, Melanie Boudreaux, Hank Smit, Kraig Bonzek, Karen Blais, Daren Blais, Laura Stude, Jena Stude, Michael Bribiesca, Beth Oliver, Chris Oliver, Sasha Haagensen

## Legend

CC – Community Center

HOA – Home Owners Association

GM – General Manager

## Meeting Start: 7:00 p.m.

## Current Agenda

MOTION to approve the current agenda by Russell Downey, seconded by Mary Ellen Mathis. Approval Unanimous.

## Previous Minutes

MOTION to approve the amended minutes from July 27, 2023 by Geoff Lawson, seconded by Russell Downey. Approval Unanimous.

## Citizen Communication

Matthew Pesl: Spoke in support of our Association Manager, Amy Loughrey.

Shelly Pesl: Spoke in support of our Association Manager, Amy Loughrey. Wanted to remind everyone that our board is made of friends and neighbors. Shelly volunteers herself and her family for almost every event, and Amy has made her want to volunteer. She has observed Amy year after year working and taking care of residents in an outstanding manner. We are fortunate to have Amy as our Association Manager and our board as volunteers.

Will Pesl: Former lifeguard and Easter Bunny. Will and family have been heavily involved and seen many managers come and go. He thinks the strength of character and dedication from our GM in this neighborhood should not come into question.

Jayson Dotzenrod: Spoke to endorse Brad Reeves for the board vacancy. He is also concerned that the HOA was quick to send an email about covid at a private party earlier this year but failed to mention an incident with the GM in the manager's report.

Chris Vortsen: Served on the board in the past and has been here for a long time. He has seen a lot of managers work for our HOA, and Amy is a good one. He states that the matter involving the Association Manager should not have been discussed on social media. He also thinks that we can keep a vacancy on the board for a little longer as we have an election coming up in a few months.

Larry Telford: Been in Shady Hollow for almost 30 years and has been very content. He has a feeling there is mal content in the community. He supports Amy because she has made huge effort in our neighborhood to make it what it is. This year has been the best adult swim we have had in years. We have quality of life living in a safe neighborhood with a great GM. There is no problem here, but some are trying very hard to make it a problem. Amy is a great General Manager.

Lonnie Monreal: Been in Shady Hollow since 2005. Knows Amy and she is someone he admires and thinks has a lot of integrity. Amy has been a wonderful neighbor and person even before she came to work for Shady Hollow. She has cared about Shady Hollow and her neighbors and has wanted to do everything to improve our lives. Amy is a special and deserving person. He shared a story of Amy helping during the ice storm to make sure all of his pile of limbs were picked up in the street so that he would not have to have the hassle of dealing with it.

Bradley Reeves: Wanted to speak his opinion about the situation with our Association Manager. He thinks Amy has done a good job while he has been here. He also believes that there are valid concerns. He wanted to remind everyone that you can't ask or expect the board to make a decision regarding the Association Manager tonight, but to remember that we are all neighbors here and we should not make attacks towards others. He stated that anonymous posts are not right, and that everyone should be able to voice how they feel.

Dena Davis: Amy has done a lot for this community. She remembered our last Halloween event at the park, where she found Amy was by herself cleaning up the event, and she has proven herself time after time. Our Association Manager had a family matter, not a public matter. Stated that the board has the power to speak to the community and if the board trusts to retain Amy, the community will too.

Christina Doser: Has lived in Shady Hollow for 20 years. She doesn't come to board meetings and doesn't do social media, but she wanted to come today to speak in support of Amy Loughrey. She enjoys Amy, and thinks she is knowledgeable and knows the HOA rules in and out and we are lucky to have her in our community.

Kraig Bonzek: He has no doubt as to what Amy Loughrey has done for this community, from taking care of facilities to events, and he does trust that the board is taking the appropriate corrective actions. He stated that this matter is not just about our Association Manager, but also about our vendors, etc. He hopes our Association Manager will get a second chance, but also wants the board to look at this as a potential financial liability.

Michael Bribiesca: Wanted to speak regarding the storage unit that was approved in our previous meeting. He believes the item was fast tracked and not enough information. He wanted to propose that if there is a decision to be made, it be presented so research can be done and maybe postpone the item until the next meeting. On a separate topic, he does not think one keystone moment should define someone, but if an individual has shown a temper in a public setting it should be looked at. Lastly, he wanted to speak in support of Brad Reeves, who he believes is a great individual.

Beth Oliver: She emailed the board to ask for an agenda item to appoint Brad Reeves to the board vacancy. She acknowledged that the board can work without the full number of people on the board, but is excited it is part of the agenda. Her biggest problem is the HOA not communicating with the community. It is ok that things happen, but transparency is key. She is also excited that online zoom meetings will be discussed on the agenda.

**Executive Committee Statement:** We have been working closely with our legal counsel regarding the matter with the staff. The matter is confidential and will be discussed in executive session. We have protected our residents. We investigated the incident, and as we received more information we took further actions. We directed our Association Manager to work remotely offsite and felt this would answer the safety concern that some residents have made. We have to act on safety and health concerns. As soon as we are given info we can share, we will do so. This matter is involving an employment situation and a personal legal situation and something's are not public. We have to balance these situations and make sure everything is secure. While this is confidential and cannot be discussed in public, please be rest assured we are making sure of public health and safety. We appreciate all the comments and will share what we can.

#### **Association Managers Report – Amy Loughrey (Presented by Russell Downey)**

##### **Administration**

- HOA assessment 30 days Past Due reminders were sent out.
- Total Architectural Improvement Permits for 2023 are 91 qty.
- Resale requests for home sales for 2023 are 24 qty.
- Total receivables outstanding as of August 31, 2023, total \$121,130.63

##### **Shady Hollow HOA – Covenants, Conditions and Restrictions:**

- The primary covenant violation is contractor signs displayed in the front yard.

##### **Parks and Common Areas,**

##### **CAPISTRANO:**

- The scheduled repairs to the irrigation for the park have been completed and a new irrigation controller was installed.
- Large tree trimming was completed by Aguilar Tree Service.

##### **DOE RUN/COMMUNITY CENTER:**

- The Doe Run sport court has been reopened. We have experienced heavy use of the amenity. Members are thrilled to have regained access to the courts. We worked with the vendor to request and obtain an additional year of warranty.
- The Doe Run Park area received tree trimming and the removal of several large tree stumps.
- The bridge adjacent to the playground was repaired and re-stained.
- A significant repair to an irrigation supply line was completed.
- We have not begun the installation of the fountain at the front entry sign to the community center.

##### **SH WEST/GATLING GUN PARKS:**

- Tree trimming was completed in both area parks.
- We removed broken benches from the SH West Dog Park and replaced them with the new toddler park benches.
- We are working on construction more new benches for the toddler park from the design concept that was provided to us by Eagle Scout Shugart earlier this year.

##### **CAPISTRANO POOL:**

- We have closed the pool to Community Swim for the season. The lifeguard staff did a great job keeping us open through most of September. Adult Swim will continue thru October 31, 2023.
- The new wading pool automatic chemistry equipment has been functioning well the past few weeks. The initial calibration of the equipment took several weeks to get the balance on chemistry maintained.

##### **SPECIAL EVENTS:**

- We are busy planning and preparing for the 2023 Shady Halloween Spook Trail! The event will be held in the Gatling Gun Park on Saturday, October 28<sup>th</sup> from 7-9 pm. We are looking for volunteers to assist with set up, clean up and the tour along the spook trail. Please reach out to our office manager, Rachel Adkins, to volunteer – [officemanager@shadyhollow.org](mailto:officemanager@shadyhollow.org). We welcome any business or family that may want to provide or sponsor a display along the spook trail. We look forward to seeing everyone.....scream!!!!

**Another reminder...we have moved the SH Board of Directors meetings to the fourth (4<sup>th</sup>) Thursday of the month. Mark your calendars!**

### Bank accounts/Balance Sheet

- Our register balance in our Chase Bank operating account as of 8/31/23 was \$457,462.13. The balance was reconciled to the QuickBooks ledger by both me and the Heyman CPA firm.
- Our reserve accounts as of 8/31/2023 held \$134,060.73 in our Chase Reserve Account and \$218,011.22 in our CD at TDECU. Therefore, total reserve accounts for the period aggregate to \$352,071.95. We transferred \$9,308.00 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, revenue for the month ending 8/31/2023 was \$81,677.22 versus budgeted revenue of \$80,793.75.
- Note that transfer fees and resale certificates have continued to decline to \$1,200 for the month versus budgeted revenue of \$3,800. We expected that there would be some revenue decline in this area since higher interest rates generally reduce the ability of borrowers to secure loans.

### Expenses

- Professional services expenses (category 60300) were over budget for the month (\$14,054.86 versus a budget of \$4,625.00) Legal fees were \$13,059.86 versus legal budget of \$4,000.00. This primarily relates to litigation progressing.
- Software subscriptions (category 60510) were \$547.93 versus a budget of 3,200.00. The budget reflects the expected bill that arrived in September when it was projected to be received in August.
- Other maintenance at Doe Run (category 60650) was \$3,767.03 versus a budget of \$500. This relates to park maintenance on the bridge, haul away of items left in the parking lot as well as tree trimming, stump removal, and the repair of a large water leak in the water supply line to the sprinkler system.
- Repairs and Maintenance (category 70022) was \$6,286.73 versus a budget of \$5,000. This expense relates primarily to the wading pool cat controller and repairs to the pump room gate.

### MRI Expenditures

- MRI expenses – There were no MRI expenses for this reporting period.

### Committee Report

1. Executive, Joan Allen – Met for employee matters.
2. Finance, Geoff Lawson – Will meet next month.
3. Policy, Jim Bateman – Did not officially meet, but wanted to make a statement of findings. The committee has researched back through 2013 for policy amendments but they have not been adopted into policy. The committee is still in process of doing that.
4. Community Center, Russell Downey – Did not meet, but wanted to make a statement in response to concerns in citizen communication. People have assumed that because we have funded a process that that was the extent of the discussion. We have been discussing storage for at least a year. The committee room, closets and pool have been filled up with storage, and we talked about this matter when the Conex container was down in the parking lot before. We were not able to utilize that container, as it was not weather tight. Finally, we came up with a proposal to put a weatherized climate-controlled facility and presented it with the funding and the board approved. It has been an ongoing discussion.
5. Parks and Recreation – Jim Downing – Did not meet. Asked to save discussion for new business item on the agenda.
6. Pool, David Anderson – Absent from meeting.
7. Events, Jamie Rygg – Did not officially meet yet, but we are planning for our next big event, Halloween.
8. Traffic, Carl Hooker – Did not meet. Carl Hooker has been appointed as the new Traffic Committee Chair.
9. Architectural Control, Jason Zirkle – Did not meet.
10. Welcome, Mary Ellen Mathis – Did not meet.
11. Long Range Planning – Jim Downing – Did not meet.
12. Ad Hoc Dog Park Committee – Tom Ennis – Did not meet.

### NEW BUSINESS

-Discuss and consider action to ratify settlement with Dobbs Tennis Courts, Inc. extending the warranty for the Doe Run sport courts for an additional year.

-Jim Downing gave an update. There is a sizeable issue of the cables not being as deep as they should be. The slab varies in thickness from 2-6 inches. A Ground Penetrating study, paid for by the vendor, was done to create contours of the slab. The average thickness of the slab was 3.8 inches but should have been 4.4 inches. ½ inch to 3.8 inches are the variations of cable depth. The cable depth is sometimes deeper than it should be. When you push the slab up it cracks that that could be one issue with the slab being too thick. The cables should be minimum of 1 inch under the slab mainly because of corrosion.

-We required Dobbs to hire an engineering firm to research and at the end of the day they were not able to figure out why it failed. It is their opinion that future post tension failure is low but they can't guarantee it won't ever happen.

- Motion to approve the settlement with Dobbs Tennis Courts, Inc extending the warranty for the Doe Run sport courts for an additional year made by Jim Downing, Seconded by Russell Downey. Approval Unanimous.

- Discuss and consider action to recommend a candidate for the Shady Hollow HOA Board of Directors vacancy.

- Policy Committee Chair, Jim Bateman, stated that the board may fill a vacancy, but it is not determined how, and the board has not adopted any policies to do so. There are no policies that require the board to take the next highest vote.

- We have an open seat for about 1.5 years left on the term. There is no policy but there has been loose precedence. We have an interested party and would like Brad Reeves to speak.

-Brad Reeves: Works as a lawyer, and has worked with litigation, real estate work, and HOA legal issues. Living close to the pool, he is very interested in the amenities in the community, and wants to maintain their quality. Brad has read the bylaws, and it says there should be 11 members on the board. It will be almost 18 months until the spot would be filled by an election, and he believes we should not leave the spot vacant. Being on the younger side, he feels he can be a liaison for the younger groups on the neighborhood.

- Jim Downing suggested we wait until the next board meeting to make a decision.

- Joan Allen shared a concern that board member represents the entire community and not just a certain segment of people.

- Motion to fill the vacant Shady Hollow Board position for Sunil Shenoy, with Bradley Reeves made by Carl Hooker, Seconded by Jason Zirkle. Approval Unanimous.
- **Discuss and consider action to allow a use of the community center for a neighborhood playdate for ages 0-5 sponsored.**
- The idea is to have time for mommies to bond with their kids and neighbors. Becca Backaus has been involved with many playdates as a mom. Her and her group are volunteers that put on these playdates.
- Playdates would meet twice a month for two hours each time. The playdates would be capped at 20 children with their caregivers. The group will meet at the community center the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of the month from 9 am – 11 am.
- Jim Bateman would like to approve the limitation that the group be opened for Shady Hollow residents, and will be sponsored by Becca and her husband who are residents of Shady Hollow.
- Motion to allow Mornings with Mommy to offer the Shady Hollow area the opportunity to join the playdates and use of the facility made by Russell Downey, Seconded by Mary Ellen Mathis. Approval Unanimous.
- **Discuss and consider action to stream and store online the Shady Hollow HOA Board of Director meetings.**
- Current issues for getting information: 1. Come in person to an HOA board meeting at a set time once a month, or 2. Come to a committee meeting, 3. Only about 1.5% of our members show up to the meetings, but we could offer to 100% of our membership through streaming.
- Time is a valuable asset and streaming would allow for synchronous methods of participation.
- Prep work for Streamyard would take about 15 minutes and cost \$0 to manage account time. For \$20 a month it would look more professional and be streamed to the website.
- Comments could be turned on or off, and we can decide who would be a member of the page.
- YouTube channel: 10 minutes of set up time, could film meeting and it would go straight to the Facebook page. Simple set up of a webcam on a laptop. Post meeting work would be about 0-5 minutes. More professional options could be for longer recordings with unlimited storage and up to 6 live feeds. Additional uses: stream committee meetings, highlight community events from multiple perspectives, and interview residents for the welcome committee.
- Concerns mentioned: Having the staff to manage and maintain social media and posting of videos. Recommendation is to try recording for 3 months and see what the engagement is from the community.
- Motion to record the Shady Hollow Meetings on video to be posted online for viewing later on the Shadyhollow.org website by Carl Hooker, Seconded by Mary Ellen Mathis. Approval Unanimous.

#### **OLD BUSINESS**

None

Adjourned to executive session at 9:06pm

#### **EXECUTIVE SESSION ITEMS**

- **Update on collections, covenant violations, personnel, and litigation (May take up in open session)**

- Motion made in open session to rescind the directive that the association manager work remotely made by Jim Downing, Seconded by Jamie Rygg. Approval Unanimous.

Back in open session at 9:48pm

#### **MEETING ADJOURNMENT**

- **MOTION to adjourn by Russ Downey, seconded by Jim Downing. Approval Unanimous.**

Meeting ended 10:03 pm

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Minutes submitted by Jamie Rygg, Secretary

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SHHOA President, Joan Allen

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SHHOA Secretary, Jamie Rygg