



Shorewood

COMMUNITY ASSOCIATION, INC.

December 2023 Meeting Agenda

DATE: December 12, 2023
TIME: 6:00 p.m.
LOCATION: Doug and Leigh Ann Routh's Home
415 White Field Dr.

1. Discuss covenant violations
 - a. Finalize trash can violations
 - b. Issue fines for repeat offenders
2. Grounds
 - a. Vendor scope agreements
 - i. Snow plowing
 1. Parking needs to be in driveways when it snows to allow the snow plow full paths
 2. The plow drivers will not plow twice due to cars blocking the streets
 - ii. Landscaping
 1. Revise scope documents
 - iii. Pond Maintenance
 1. Should we continue to pay the pond maintainable company to store our fountains or would it be more cost effective to rent a larger storage unit and store them ourselves.
 - iv. Accounting
 1. Review scoping documents for levels of service
 2. Is there anything volunteers can do to save cost while deferring liability, omissions, and errors?
 - v. Need to obtain new quotes for all vendors
 - b. Entry
 - i. Broken tree landscape lights were replaced along the entry.
 - ii. The city will be permanently striping the single lane exit when weather permits.
 - iii. Salt barrel
 1. The salt barrel will be installed this week. It will continue to be kept under lock due to salt the HOA pays for being taken for personal use. The board will continue to salt the entrance as needed, between the snow plow vendor salting it.
 - c. Social
 - i. Christmas lighting contest - discuss positive comments to improve the lighting contest process for next year.
 - ii. Discuss planning for 2024 social events
 1. Easter egg hunt
 2. Connection ideas
 3. Agenda for event committee

- d. HOA general business
 - i. Newsletter
 - 1. Timing
 - 2. Topics
 - 3. Should we pay a copy service to print, stuff, address, and mail our post or continue trying to do it ourselves?
 - ii. Annual meeting planning
 - 1. Should we try live streaming the annual meeting
 - a. What methods are to be considered for member voting?
 - 2. Discuss ways to foster attendance and contributions from members
 - a. Approximately 9% of total members attend annual meetings
 - b. Less than 1% attend monthly board meetings
 - iii. Facebook
 - 1. Intent of Facebook is to promote connections among neighbors
 - 2. Re-review the groups rules for being a member of the group
 - 3. 2% of Shorewood Facebook members contribute 95% of negative comments
 - a. As a board, we want to continue being transparent, informative, and helpful so how do we continue to welcome comments without allowing the group to become a negative place for the sake of inciting anger from others.
- e. FW City Ordinance Violations
 - i. Stormwater discharge
 - 1. Discharging stormwater lines less than 16 feet from a street curb violates city ordinance.
 - 2. There are many instances where homeowners have installed drain lines from their sump pumps, downspout water, or from private property swales into the streets.
 - a. The HOA had threat of a lawsuit do to a homeowner slipping and falling on ice created by a homeowner drain line dumping into the street around a community mailbox.
 - b. This is particularly concerning for all of the bus stops on intersections where water can pool and freeze putting children at risk.
 - c. The city has been alerted to these conditions and have sent many violation letters out with each homeowner in violation ignoring the violation.
 - d. The association attorney has advised that the homeowners in violation can be held liable in the event of an accident. We need to let homeowners know they are exposing themselves to liability by not correcting this condition.
- f. Dues
 - i. Over 40 homeowners were over 10 months late paying 2023 dues.
 - ii. 3 homeowners were taken to small claims court for being 3, 5, and 10 years overdue
 - 1. These are currently in the 2nd phase of collections with the judge ruling the homeowners are liable to pay for all HOA attorney fees.
 - iii. Over 30 homeowners delinquent dues were submitted to collections, with 100% payment received within 30 days.
 - iv. Discussion: new process starting in 2024
 - 1. Dues invoices are sent out by December 1st with a due date of January 1st.

2. Per the Shorewood By-Laws, late dues will accrue a monthly interest of 12% annually
3. Dues not collected by March 1st will be submitted to a collection service and given until April 1st to pay in full.
4. Homeowners with dues delinquent past April 1st may also have a lien placed on their property (meaning the house cannot be sold until all delinquent dues are collected).

g. Misc

i. Mailbox discussion

1. USPS will not replace nor paint our community mailboxes
2. They said we can paint them ourselves but have to pay for the paint and it has to be the exact approved USPS color.
3. Should the HOA consider paying for paint if we have volunteers to paint the boxes?

ii. Speeding

1. I've applied for a traffic study within Shorewood to determine if traffic bumps would be appropriate to slow drivers down from driving in excess of 45 mph throughout the neighborhood.