

**Shady Oaks II Homeowner Association**  
**2026 Annual Meeting Minutes**  
**NRH LIBRARY – BOARD ROOM**  
**Saturday, February 21, 2026**  
2:30 pm

**NOTICES of MEETING:**

- Notices/Proxies of the Annual Meeting were mailed to 127 homeowners on January 9, 2026.
- The Meeting was posted on [www.shadyoaks2hoa.org](http://www.shadyoaks2hoa.org) on January 9, 2026.
- Proxy collection was conducted from January 18 to February 15, 2026.
- The large metal Meeting signs were placed at the 3 entrances to SO II by January 21, 2026.
- The documents of the Annual Meeting will be posted on the HOA website by March 1, 2026.

**PURPOSE:**

The Annual Meeting was held to review:

- 2025 Annual Meeting Minutes
- 2026 Treasurer's Report of 2025 Business
- 2025 BUDGET vs 2025 Actual Expenses
- 2025 Net Surplus
- 2026 Budget and Projected Net Surplus
- Review Committee Reports, Neighborhood Issues, Old and New Business
- 2026 Board Member – Election

**BOARD MEMBERS PRESENT:**

Dana Latham, President

Mike Miller, Vice-President

Sandy Huzenlaub, Secretary

Cristel Wells, Treasurer

Diana Miller, Administrative Assistant

**I.     OPENING: 2:39 pm**

The meeting was called to order by Dana Latham, President.  
Prayer was given by Mike Miller.

**II.     INTRODUCTION: Dana Latham introduced the Board Members to homeowners.**

**III.     CERTIFYING PROXIES: (See attached Certification by Treasurer)**

84 Proxies were submitted and certified by Cristel Wells, Treasurer.

ATTENDEES: 22 Homeowners, representing 14 homes were present.

Total = 98 homes (84 + 14) were represented. We have Quorum.

(Quorum = 51% = 65 homes.)

98/127 homes = 77.1 7% of homes represented by Attendance and Proxies.

**IV.     2025 “YEAR AT A GLANCE” – Reported by Cristel Wells**

Cristel Wells read a review of the HOA accomplishments during 2025.

**V.     MINUTES OF PRIOR MEETING: Read by Sandy Huzenlaub, Secretary**

Sandy Huzenlaub read the Minutes of the 2025 Meeting. No changes or corrections were needed.

***A Motion was made by JOSH HILLS and seconded by RAND HUZENLAUB to approve the 2026 Certification of the Proxies and the 2025 Minutes as read. All members present, in combination with the Proxies, approved the motion.***

## **VI. TREASURER'S REPORT – Reported by Cristel Wells**

Cristel Wells – 2025 Treasurer, read the Treasurer's Report and reviewed the 2025

Budget vs Actual Expenses. She reported:

- 100% HOA Fees for 2025 were paid in full. All Bank Statements, Ledgers and Expense Summary are reconciled. There is one delinquency.
- The \$5,000.00 Restricted Reserves used in 2024 to complete the Monument Project was restored to the the Operating Account as promised.
- Frost Bank Operating Account balance on December 31, 2025 was **\$9,351.28**
- The Capital Imp. Savings Fund balance on December 31, 2025 was **\$15,299.67**
- The Discretionary Savings Fund balance on December 31, 2025 was **.\$15,180.63**
- All Quarterly Reports are completed.

The 2026 Budget Total = **\$53,931.17** in expenses, on expected Revenue of **\$53,975.00**.

- The 2026 HOA Fee will be \$425.00 as reported last year.
- HOA Fee statements were mailed January 9, 2026 and were due by February 15, 2026.

***A Motion was made by JOSH HILLS and seconded by PAM WIELAND to approve the 2026 Treasurer's Report of 2025 Business, 2026 Budget and HOA Fees. All members present, in combination with the Proxies, approved the motion.***

**Clarification:**

***The SO II HOA Budget and HOA Fee are reviewed/approved by the Board based on past and expected future expenses, at the Planning Meeting before the Annual Meeting. An Open Meeting approval of the HOA Fee is only required if an increase exceeds 10%. Approval of the Treasurer's Report, which includes a review of the prior year Financial activity, the current year Budget, HOA Fee and any Capital Improvement Plans, is an approval by the Homeowners of all components.***

**VII. COMMITTEE REPORTS:** Reported by Sandy Huzenlaub

**A. ARCHITECTURAL COMMITTEE (ACC) -**

The ACC consists of 5 Volunteer Homeowners. The ACC processed 20 applications for home improvements. Roofing was the top request.

Texas Property Code requires that the Board not handle specific ACC Design-related Standards. Likewise, certain Board Covenant Enforcement Standards cannot be handled by the ACC. For thirty years, these Standards have been lumped together as Design Standards. In order to be more compliant with this law, the Design Standards have been revamped (not changed) to better specify which Standards are handled by the ACC (to be called Design Standards) and which will be handled by the Board (to be called Covenant Enforcement Standards.)

**B. BEAUTIFICATION COMMITTEE**

The Beautification Committee and Vice-President monitored Grounds Maintenance, including mowing, tree and grass treatments for fertilization, weed and disease control. The planter pots were filled with Annual Flowers in March/April and again in October.

**C. CHRISTMAS COMMITTEE**

The Christmas Committee arranged for the light installation/removal on the Monuments. Four of the eight Christmas wreaths were replaced in 2025.

**D. GARAGE SALE COMMITTEE**

12 Homes participated in the 11th Annual Garage Sale on Saturday, October 21, 2025.

**E. SOCIALS**

No Socials were held in 2025. Socials will return in 2026.

**F. WELCOME COMMITTEE**

The Welcome Committee presented two new neighbors with a \$50 gift certificate to Lowes an HOA Packet of pertinent information. This increases to \$100 for 2026.

**G. YARD OF THE MONTH**

The Westons presented the Best Yard signage to homeowners from April to November 2025. In December they awarded the Best Christmas Display sign to Frank Ward of 8528 Grand View Dr. Starting in 2026, Walmart Gift Cards will once again be given to the monthly winners.

**VIII. OLD BUSINESS: Reported by Mike Miller**

**A. UNEXPECTED OR HIGH MAINTENANCE EXPENSES IN 2025**

- **HOA Insurance** - to insure Directors/Officers and Brick Wall Common Property. The State-mandated HOA Insurance usually increases \$200-\$300 per year. For 2025, it jumped \$1400 with no explanation. Efforts to find lower priced HOA insurance have been exhausted as most Insurance companies have quit carrying it.
- **Irrigation Repairs/Replacements**  
The addition of 8 new planter pots to the entrances required reworking the drip system to include those planters. The Controller at the Shady Oaks entrance had to be replaced.
- **Electrical Repairs/Replacements**  
AnSCO did damage to the electrical outlet at the Parkdale entrance. This was in conjunction to the re-working of the fiberoptics that they reinstalled in Fall 2025. They paid for the damage done to fix it. There was similar damage at the Shady Oaks entrance, but it was harder to prove that it was AnSCO-related. The electrical outlet that allows us to plug in Christmas lights had to be replaced in November when the damage was discovered.

**B. HOME RESALES REPORT -**

Three homes sold in Shady Oaks II in 2025.

**C. HOME RENTAL COVENANT - 2025**

A new Covenant was added to Shady Oaks II Covenants, Restrictions and Easements. Covenant 6.39 became effective August 4, 2025 and bans rental homes in Shady Oaks in the future. Six existing rental homes were grand-fathered but cannot be sold for rental investment property.

**D. STATUS OF RENTAL HOMES**

There are five remaining Rental homes in Shady Oaks II.

## **E. CONTINUATION OF SERVICES**

Mowing continues to be done by Gelacio Chavez.

Tree and Lawn Spraying continues to be done by Gecko Green.

Storage continues to be maintained at Cube Smart on Davis Blvd

## **IX. NEW BUSINESS – Reported by Mike Miller**

### **A. North Tarrant Wall Report, Repairs and Restoration in 2026**

The HOA owns and takes responsibility for 94 Panels, 101 Columns and 4 Name Monuments along N. Tarrant Pkwy. The Annual Wall Walk occurred at the end of 2025 revealing some damage that needs to be addressed in 2026:

- Packed dirt under many of the wall panels.
- One panel split in half vertically due to heaving;
- The packed dirt can damage the metal lintel that support each panel;
- Resident shrubs and trees pressing against the panels/columns from back yards;
- Toppled Capstones along the top of the wall that have fallen off;
- The city NRH Oak tree has continued to damage the foundation of one panel causing the need to replace the foundation;
- Significant debris in the area between Parkdale and Shady Oaks, along N. Tarrant Pkwy.

City NRH was contacted again about the damage caused by their tree. They have agreed to do the following in January/February:

- Remove debris and dirt buildup from their side of the HOA Wall panels;
- Unfortunately their attempts at dirt removal only caused more to go under panels;
- Remove the offending oak tree as it is leaning toward N. Tarrant Pkwy.

A bid was obtained from Brick and Stone Master to:

- Remove packed dirt from the resident side of affected wall panels;
- Remove tree roots that are threatening some of the wall panel foundations;
- Excavate and replace the foundation under one wall panel;
- Replace missing/broken capstones along the top of the wall panels
- Repair cracks in panels;
- Total Cost \$13,232.08

### **Other Potential Damage – Tree roots at panels 28, 35 and 50; Erosion at 35, 55, 56, 57**

Dana Latham will speak with city NRH about other observed tree roots along our foundations, and land erosion that has increased over the past two to three years, close to some panels.

## **B. SHADY GROVE RD. IMPROVEMENT – Update**

The development along Shady Grove Rd. is being reviewed by the cities of North Richland Hills and Keller. The high-end home development under construction at the East end of Shady Grove warrants this improvement. Our HOA Board has been told this road improvement will not be an expense to the HOA, but entrance improvements will be our expense.

There have been many requests by Shady Oaks II residents to have entrance signage at the Grand View/Shady Grove entrance, but we lacked the land space. The HOA can plan for some type of signage, electric and water when the area has been curbed, guttered and our land space (currently the ditch) is recaptured. The annual growth of our current savings program should allow for these improvements.

## **C. FUNDING OF FUTURE CAPITAL IMPROVEMENTS**

The Yearly Budget and HOA Fee are built to continue a needed Savings Fund for Capital Improvements and Repairs like those described above. Each year the HOA expenses are evaluated, and an Annual Fee is determined that will allow the continuation of this Savings program throughout the years.

## **X. OTHER BUSINESS and Open Questions from the Floor - Dana Latham**

### **A. HOA FEE ANNOUNCEMENT FOR 2027**

Dana Latham announced that an analysis of the 2025 actual expenses, 2026 known and projected expenses and the projected 2027 expenses and increases was done by the Board. An increase in the 2027 HOA Fees was announced in this Open Meeting as “being considered” as is required by Texas HOA Law. An example of a possible 12% increase (\$50.00/year) was given, amounting to a \$4.17/month increase. Per the Covenants, the Board has the authority to increase the HOA Fee to and including 20% without a vote of approval by the homeowners. 2026 Expenses will be reviewed at the end of October 2026 to make a final decision. This decision will be distributed to all homeowners by November 2026.

**B. QUESTIONS FROM THE FLOOR**

Repairs –

Josh Hills ask for a more detailed explanation of the irrigation and electrical repairs that were required in 2026. That information was provided.

Rental Homes -

Mark Taylor inquired whether our Rental Covenant could be really be enforced. The answer was “Yes.” It was explained that the HOA now has a Discretionary Fund for legal expenses, as well as other unexpected expenses. Such funds are available to hire an attorney to file and obtain the legal documents and Court Orders necessary to enforce the covenant.

Capital Improvements -

Gloria Wood requested info about city NRH and city Keller, and how the cost of curb/guttering Shady Grove Dr. would be handled. It was explained that both cities are working together. Rand Huzenlaub stated the county might also become involved in the expense. The HOA would have no expense for that improvement. It was explained that the HOA would have the expense of capital improvements such as Name Signage, water, electric and any decorative knee-wall that was decided. The HOA does not have sufficient property, and cannot create an ingress/egress blind spot by placing full brick panels along Shady Grove.

Upcoming Wall Repairs -

Diego Espinoza wanted clarification about the needed dirt removal along the brick wall in their backyard, and the missing capstones on the top of their brick wall panels. He was informed that there would be an inspection of the Beverly Dr. backyards requiring dirt removal to determine what was needed.

**C. OTHER – Dana Latham announced the following plans:**

Newsletter –

The next newsletter would be in May 2025. Additional sponsors are being obtained at this time.

Social -

A Dessert Social will be held Saturday March 28, in the front of the home at 8413 Worthshire. Everyone is to bring a dessert to share.

Pet Contest –

The new pet store on Davis Blvd, Pet Evolution, is hosting a Pet Contest for our subdivision. All pet pictures must be submitted online to the Board by February 28, 2026. A \$50 Gift Certificate to Pet Evolution and a Gift Basket will be given to the winner.

Alley Way Clean Up –

The curbed alleyway to the East of 8325 Shady Oaks has been a haven for children playing. It was littered with debris. City NRH cleaned it up in February 2026. Of concern is the new subdivision, The Grove, which now has a deep man-made lake and fountain. The only thing separating this alleyway from The Grove and water is an old bob-wire fence which children have been climbing over to get better barrier.

***A Motion was made by ALICIA ESPINOZA and seconded by RUSS WOOD to approve the Old, New and Other Business. All members present, in combination with the Proxies, approved the motion.***

**XI. BOARD ELECTION**

- One Board position was open at the 2026 Annual Meeting. It is currently filled by Sandy Huzenlaub who assumed the position in October 2025 from Patti Coffey. Patti assumed the Secretary position in June 2025 from Dana Latham who became President at that time. No one else volunteered in order to hold an election.
- Sandy Huzenlaub agreed to stay for another 3-year term (ending 2029) and was appointed to the Board.

***A Motion was made by GLORIA and seconded by PAUL DALEY to approve the appointment of Sandy Huzenlaub to the Board through 2029. All members present, in combination with the Proxies, approved the motion.***

**XII. ADJOURNMENT:**

***A Motion was made by Russ Wood and seconded by Rand Huzenlaub to adjourn the Annual Meeting. All members present, in combination with the Proxies, approved the motion.***

I, the undersigned, hold these statements presented above to be true.

Submitted on this date of February 21, 2026:

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**Sandra Huzenlaub, Secretary**

