

Shannon Ridge Homeowners' Association

President

2025 Report

7-13-25 through 11-1-25

FOR INFORMATION ONLY

Personnel: Andi Kelly

Officer Duties Performed:

- Created and emailed newsletters to members & non-members:
 - August 20
 - September 19
 - October 5
- Assisted Michelle Papp with website content.
- Corresponded with property owner emails.
- Mailed out amendment procedure to all Shannon Ridge property owners July 28th. Collected secret ballots. Assigned Debi Segovia as chair of the ballot counting committee.
- Assisted with disseminating information regarding HK's Bella Ranch dumping the effluent into Kicaster Creek. Helped with Town Hall September 2nd. Mailed out TCEQ notice NOT sent to all property owners along Kicaster Creek. Attended recording session with KSAT on the issue.
- Responded to many phone calls from property owners concerning the Kicaster Creek issue.
- Corresponded with James Freasier regarding Bella's Ranch proposed subdivision.
- Corresponded with Natasha Martin, (Freasier's environmental attorney) on the Kicaster Creek issue.
- Corresponded with property owner communication regarding 2 alleged deed restriction violations:
 - 2 trailers on a lot yet no house under construction – Debi and I walked over and no one was living there. Talked with the neighbor who claimed the owners come and go. Wilson County CAD indicates owners live in Washington state.
 - Parking of a tractor truck on homeowner's property. Asked the complainants how long and when the tractor truck is parked there. It is currently not there.
- Placed ad in Wilson County News for October 4th Fall garage sale.
- Checked PO Box for mail.
- Created agenda for board meeting.
- Filed approved Procedure Amendment at the Wilson County Clerk's Office.

Board Directives:

None.

Financial Statement:

In-kind donation of postage to mail out TCEQ notice to property owners along Kicaster Creek. In-kind donation for procedure amendment: paper, envelopes and copies.

Approximate time devoted: ~56 hours

Respectfully submitted by,

Andi Kelly