

Meeting for Shadow Rock HOA

Attendees: Jacob Siegrist Co Facilities Chair 316- 734-6271

Dustin Kuhn Welcoming Committee 316-393-0647

Kyle Mc Meno my Treasurer 952-239-0522

Chris Robinson President 316-733-0223

Stuart Yearout Vice President 620-399-3949

Candie Jennings Secretary 515-371-1568

Date February 3rd, 2022, and Time 19:00-20:40

HOA Discussion:

Old News

- Insurance for the pool American Family Insurance
- HOA fees discussed; rates will be raised. Up for further discussion.
- We need insurance first before we are to take over the deed.
- Everyone has agreed on board positions and responsibilities as listed above.
- Enterprise Bank will be Shadow Rocks bank.
- Fence was approved for Stuart Yearout residence.
- Security is being added for protection of Shadow Rock pool.

New News

- Discussion of raising the HOA fees will happen due to rising cost of upkeep.
- Pool being the center of the neighborhood, all residence should maintain a sense of integrity while using the pool.
- Jacob is working on bids for pool and landscaping.
- Pool storage is currently being utilized by the developer for mailboxes. We will need to have this space come this spring for storage. We need to be charging a storage fee per month.
- Chris found insurance for the pool area/playground and basketball court. This will cost us roughly 1400.00 per year through American Family Insurance. He is working with an Agent currently. We have decided to pay quarterly, if possible, he is checking into this.
- The approval of Stuart Yearout's fence is approved for a six-foot wooden privacy fence on the south side of the back yard.
- HOA board members need to make sure that we are watching for new things happening in the neighborhood. Such as home repairs and cosmetic changes. HOA will need to be involved with add on, outside remodeling and landscaping and or etc., anything that will possibly take the value away from the neighborhood. This will prevent costly fines for homeowner or possible liens.
- Kyle is setting up the bank account along with Chris and Dustin at Enterprise bank.
- We are still in need of a solid confirmation of the finances before 2022. This was a concern to the board since we are going off a per speculation budget from previous years. We may not get

the answer due to Craig possible paying out of his personal business account instead of separate entity.

- Stuart is working on badge access and security for the pool. This will cost us around 1500.00. This prevents non shadow rock residence from entering and prevent future damage of the pool.
- Stuart is working on creating a Website for Shadow Rock. This will be a good way to communicate what is going on in our neighborhood in a professional manner. The name will be Shadowrockandover.org once completed. This will protect the HOA for anyone saying that they were unaware and future liability issues or concerns.
- Residents of Shadow Rock will be able to rent the pool Mon- Thurs evenings after 6 p.m. for a fee. This needs to be discussed further on cost and how reservation will need to be made.
- Chris is checking in the lights been left on all day at the south entrance. He is also looking into lighting at the pool area and the light that is broke on the west side of the road at the south entrance.
- Need to create a directory for the neighborhood.
- We need to hire a HOA management company as soon as possible. This is a huge responsibility and liability, and this will protect us as board members making sure that we are obeying the law.
- Kyle will temporarily use his address for all services until HOA management company is hired.
- We need to get the electricity switched to Shadow Rock HOA
- There is concern that Craig Sharp has not followed the rules with allowing different shingles and fencing in the neighborhood. This makes for a difficult transition for the board members to hold homeowners accountable since the rules have been broken. We will need to act on anything in the future immediately to make sure that this does not continue. We need to make sure we are maintaining a clean and pristine neighborhood.
- Who is responsible for the trash pickup at the pool?
- Discussion of a neighborhood grill out the first weekend the pool is open. This would be a meet and greet. We should all be available for this event. This will give us an opportunity to help with our neighbors with any concerns or issues that they may have.
- HOA fees being charged twice a per year verse one lump sum. This I believe is needs to be confirmed at the next meeting.

Up coming meeting needs to be discussed:

- HOA dues and Fees
- Did we set up the bank?
- Did we get insurance?
- Is the deed in our possession?
- Did we find a landscape and pool company?
- Dog waste station at the pool? Is this still an interest?
- The Shadow Rock Andover website is available? How do we plan to launch this to our neighborhood?

Candie Jennings Secretary Shadow Rock Neighborhood HOA

