

Shadow Rock Homeowners Association Board

Minutes March 3, 2022

Chris Robrahn, HOA President brought the meeting to order at 7 p.m.

Members present Stuart Yearout (Vice President), Candie Jennings (Secretary), Kyle Mc Meno (Treasurer), Dustin Kuhn (Welcoming Committee) and Jacob Siegriest (Co Facilities Chair).

- **Review of minutes:**

- **Guest:** Stephanie Peltier, Andover Police Department and Rodney Wright HOA Management Services.

- **Old Business:**

- Kyle transferred funds into new account set up at Emprise Bank. He didn't have the exact amount in the account he believes there is close to eight thousand dollars.
- Jacob and Chris are still working on finding a pool and landscape company.
- Chris contacted a few HOA managements companies with no returns calls or not wanting to do business with such a small neighborhood. We hired HOA management.
- Stuart is working on the badge access to the pool. It will cost the HOA around \$1500-\$2000. The kit is on back order.
- Stuart set up the Web page for Shadow Rock neighborhood. Shadowrockandover.org is where homeowners can pull up minutes, upcoming events and newsletter.
- HOA fees were addressed. Fees will be raised from \$600.00 per year to \$720.00 per house.
- The lights have been repaired in the entrance.

- **Old Business needing to be address from previous meetings:**

- Neighborhood pool opening and grill out.
- Pool storage is this still being used by developers. If so, are they paying a rental fee?
- Stuart will you be adding on the wen page rental options for the pool for residence as discussed on February 3rd meeting?
- Who is responsible for trash pick-up?
- Lighting in the pool area.

- **Guest**

- **Officer Stephanie Peltier Liaison for the Shadow Rock neighborhood:**

- **Phone: 316-733-5177 ext.254 Fax 316-733-9648 email: speltier@andoverks.com**

- She is help with issues as discussed on January 20th meeting with Officer Farris. She is new to law enforcement and is from Andover, Kansas.
- Winter crime is usually lower as the weather warms up more crime to seem to happen. Criminal activity seems to happen in certain neighborhoods, therefor it is led to believe

it may be kids. Lock your doors and leave personal items not in view. Most thieves will not cause destruction, they are looking for easy target.

- There are coyotes spotted near 159th Sweet Grass area. She is going to contact Parks and Rec and Game Warden to see if there should be traps set.
- Garage door program. Residence will need to set this up with the Andover Police Department. They will notify that your door has been left open with orange tap. If you are register, they will call you as courtesy reminding you to close your door.

Rodney Wright from HOA Management:

Phone: 316-351-7650 Fax: 316-425-3117 email: rzwright@homeownermgmt.com

- He is the founder of HOA Management, sold the business in 2017 and is serving as acting Vice President currently.
- HOA management would serve the Shadow Rock neighborhood as making sure that our neighborhood will maintain our home values.
- **They will provide the following services:**
 - 1.) Billing residents their annual fee.
 - 2.) Make sure residents are complying with the covenant laws.
 - 3.) Fining residents who do not comply with or late of fees.
 - 4.) Making sure the board is obeying the law.
 - 5.) Working with vendors pool and landscaping.
 - 6.) Work's closely with the Shadow Rock board members. Particularly with the president.
 - 7.) Deposit income into bank account, spreadsheets of all fees.
 - 8.) HOA has attorney available if one is needed. Whom is up to date with all Kansas Laws?
 - 9.) They are here not only to work with the board members they will work with homeowners if there is proper communication.
 - 10.) They will work will builders and any future remodeling projects by homeowners, that will need to be approved by the board.
 - 11.) They will communicate with owners if there is violation sending a letter giving them two weeks' notice to address the issue. If there is no response of communication or completion of fixing the issue there will be following in this order a fine, lien and then will go to collections. This will be out of the boards hands and homeowners will have to work with HOA Management.
 - 12.) They will drive through the neighborhood a couple of times a week making sure that residents are complying with the covenant's laws. If the see a concern the resident will be notified by letter.
 - 13.) There will be representative at every HOA board meeting.
 - 14.) Fees from Developers and Homeowners at closing.
 - 15.) Funds will be deposited to Community Saving Banks and then we are to transfer the funds to our current bank Emprise.

New News:

- No conversation nor deciding anything that proteins to Shadow Rock neighborhood should be held or changes decided that is not a scheduled at board meeting.
- HOA board is covered for all future liabilities if one was to occur.
- Bathroom has a toilet that froze. This will need to be repaired.
- We will need to order checks. Blanks checks was mentioned.
- Currently there is a few bids out from Humboldt Pools, Shocker Pools and Honeyman. Jacob is still the process of finding the right company who will take pride in our neighborhood.
- **Voted for the following:**
 - 1.) Raise the annual fee from \$600.00 to 720.00 per home. Motioned Chris Robrahn , Stuart Yearout seconded, all in favor Jacob Siegrist, Candie Jennings, Dustin Kuhn and Kyle Mc Meno all agreed to raise the fee. The fee will be \$600.00 to all residents if paid by May 1st, 2022, therefore after May 1st 2022, residence who must have not paid will pay \$720.00 by August 1st, 2022. The following year January 2023 all residence will pay a lump sum of \$720.00 annual fee.
 - 2.) The president and the vice president can spend up to \$100.00 with board approval or vote. All expense will be reported to the treasurer. Motioned Chris Robrahn Stuart Yearout seconded, all in favor Jacob Siegrist, Candie Jennings, Dustin Kuhn and Kyle Mc Meno all in favor to allow to spend up to \$100.00 without board approval by the president and vice president.
 - 3.) Hire HOA Management to manage the Shadow Rock Neighborhood HOA. The fee will cost \$9.00 per completed home, occupied home. 51 homes are currently occupied by Shadow Rock residence a fee of \$459.00 per month with fee being raised as each new home is occupied by a new Shadow Rock resident. Motioned Chris Robrahn, Stuart Yearout seconded, all in favor Jacob Siegirist, Candie Jennings, Dustin Kuhn and Kyle Mc Meno.
 - 4.) Donate \$100.00 per year to Peace Church for allowing us to use the facilities for HOA Board meetings. Motioned Chris Robrahn, Stuart Yearout seconded, all in favor Jacob Siegrist, Candie Jennings, Dustin Kuhn and Kyle Mc Meno.
- Spring day clean up for cutting down grass, trimming trees and dead tree removal will be April 16th weather permitting. We will discuss at time at the next meeting. Hopefully will get plenty of volunteers.
- March 31st, 2022, at 7:00 p.m. at Peace Church in Andover will be the next HOA meeting.
- Minimum of three trees need to be in all Shadow Rock residence front yard by fall of 2022. HOA management will address this issue.
- HOA management recommends a key fab or card access to pool. This will prevent vandalism in the future. Stuart is in the process of working on in once we get the funds from homeowners HOA annual payment, he will have the funds to order the kit.

- We need to try to get residence more involved getting them to future meetings.
Chris Robrahn motioned for adjournment at 9:05 p.m., Stuart Yearout seconded.

Respectfully submitted,
Candie Jennings
Shadow Rock HOA Secretary