

Shadow Rock Homeowners Association Board
Minutes March 31st, 2022

Chris Robrahn, HOA (President) brought the meeting to order at 7:05 p.m.

Members present Stuart Yearout (Vice President), Jacob Siegrist (Co Facilities Chair) and Candie Jennings (Secretary).

- **Review of minutes:**

- **No Guest**

Old Business:

- **Toilet at Pool house**

Toilets are both in working order.

- **The board discussed landscaping and pool maintenance.**

1.) Jay Hawk Landscapes \$4960.00 and Suburban Landscape Management \$8960.00 both gave Shadow Rock HOA bids. The board voted and decided to go with Jay Hawk Landscapes due to the budget and willing to cover more areas of the grounds keeping.

2.) The board voted and decided to go with Humble Lawn and Pools. They are too willing to maintain the pool area and restrooms daily. The pool will officially open Memorially weekend. Opening maintenance will begin two weeks prior to opening weekend.

New Business:

- **American Family Insurance**

Currently Shadow Rock HOA has not decided on Insurance due to American Family making changes with the contract that was originally presented to the board. Chris and April are in the process of making this a priority getting the HOA coverage we need.

- **Landscape and Design committee**

Chris Robrahn, Stuart Yearout and Candie Jennings will ensure the grounds are kept up to a high standard. Communicating with pool and lawn service as needed.

They will also make approvals on landscape and home maintenance exterior decisions.

Residence will need to apply for approval through the board.

- **Trees and Shrubs**

HOA management will be driving the neighborhood in the next week ensuring that all residence follows 3 trees and 10 shrubs in the front yard. There will be a notice sent for those who are not in compliance with the covenants. Residence will have one year to comply before action is taken.

- **HOA annual fee**

HOA price increase will take place in 2023 from \$600.00 to \$720.00 due to inflation cost.

HOA management is sending all Shadow Rock residence a bill for 2022 in the next week.

The discount for residents who paid early was veto by the board after further discussion of a liability issue concerns.

- **Security**

Stuart is in the process of creating key badge entry into the pool area. Once we have the funds, he will be ordering the kit. This will provide security that is needed from keeping nonresidents from

using the pool area. He will also be installing a security camera that will be used during evening hours when most criminal activity occurs.

- **Garbage Cans**

Garbage cans will need to be placed inside the garage or behind a screen area. They should not be visible for the others to see. They need to be removed from driveway as soon as possible and should not sit at the end of the driveway for no longer than one day.

- **Lighting**

- 1.) Lighting in the entry way needs to have a timer on it.
- 2.) Flood light on the pool house needs to be repaired.
- 3.) Would like to put a timer on pool house area from dusk to dawn.

- **Clean Up Day**

April 16th 10:30 to 12:30 neighborhood cleanup day.

- 1.) Remove weeds
- 2.) Remove dead trees and shrubs
- 3.) Mulch
- 4.) Pick up trash
- 5.) Paint trim at pool house
- 6.) Power wash pool house and furniture
- 7.) Plant flowers

Please ask friends and family if they are willing to volunteer. The more people the more stuff we can complete. Hopefully once our budget is under control, we will not have to do this in the future.

- **Email**

Stuart is creating an email for the neighborhood. There will be link on the website. This is for Shadow Rock residents to communicate with the board.

- **Website**

- 1.) Please submit Photo of you and short bio of you to Stuart for the web page. Please keep it very simple due to it being public information.
- 2.) Stuart is going to create a spot on the website for forms and applications. This will make easy access to all Shadow Rock residence for project forms, Andover Police Department going on vacation forms etc.

- **Landscape and Facilities**

- 1.) Candie is purchasing flowers for the entry and pool area.
- 2.) Chris is checking into a pallet of mulch.
- 3.) Jacob is purchasing a new flood light for pool area.
- 4.) Jacob is purchasing a new net for the basketball court.
- 5.) Jacob is purchasing a new skimming net and pole for the pool.
- 6.) It has not been determined who will purchase new life ring for the pool. The current one is beat up bad.
- 7.) Chris is contacting Craig Sharp regarding the paint color for the pool house trim and siding.
- 8.) Stuart is creating a formal document for the estimated cost of the security for the pool.

- **Voted for the following:**

- Chris Robrahn called the motion, Jacob Siegrist named the motion, Stuart Yearout and Candie Jennings approved to hire Jay Hawk Landscapes for lawn care season and Humble Lawn and Pool swim season 2022.
- **Board Members that were not available:**
Dustin Kuhn and Kyle McMenoky
- **Next Board Meeting will be held on May 7th, 2022, 7p.m. Peace Church in Andover.**
Chris R. Motioned for adjournment at 8:30 p.m. Jacob S. motioned and Stuart Y. seconded and approved.