

Meeting for Shadow Rock HOA

Attendees:

- Chris Robrahn President
- Stuart Yearout Vice President
Kyle Mc Menomy Treasure
- Dustin Kuhn N/A At Large
- Jake Siegrist N/A At Large
- Candie Jennings Secretary
- Stepheni C. Peltier Andover Police Officer

Date May 19th 7:00 p.m. to 8:28 p.m.

Old News:

There was no old news to report at this time due to us not having a printed copy for the meeting and will be discussed at the June 2nd meeting. We did discuss Insurance and decided to go with Farmers Insurance due American family changing coverage prices. Chris and Kyle made the finale decision.

New News:

Stephanie C Peltier Andover Police Officer:

- Talked about the coyote encouraged not to leave food out. They breed in the springtime which will make coyotes more active. Contact the Parks and Rec wildlife south central if you have concerns. HOA would be responsible for this.
- Summer months will cause more crime due to the weather being nice and bringing more people out. Juveniles will behind a lot of the petty crimes.
- Encourage people that live in cul-de-sacs to leave lights on where areas that are not well lit. This will discourage crime.
- Garage door is available to all residents. Put in your next newsletter.
- Contact Andover police department if you're planning a vacation. They will stop by your home and check on the surroundings.

Facilities:

- Water bill will increase due to having to fill up. One of the residents mentioned next year contacting the fire department and see if we could save money by using a fire hydrant. Sometimes they do this for testing of there hydrants.
- Facilities codes were all changed to 25341. The playground inside going out lock is unopenable, the basketball court has no knob, you must reach your hand outside the gate exiting. To replace each lock its \$800.00. Kaba Simplex EE1000 series is the manufacture of the locks. Stuart is to a formal proposal for the new locking system at the next HOA meeting on June 2nd.
- The cone outside the pool curb still needs to be addressed.
- The broken stone outside the pool needs to be addressed.
- Paint pool day was a success. We have all three doors and frames repaired and painted.

- Lights were all replaced and are all in working order.
- Mulch was spread around the pool area.
- Garbage can was order and is the pool filtering system area.
- Bathrooms are stocked with toiletries and cleaning supplies.
- First Aid kit is in the women's restroom above the cabinet.
- There were keys made for all board members and Humble Pool company to get into the pool house.
- There is a key hook above the light switch in the pool house to get into the bathroom cabinets that now have locks on both sides.
- There is a sign for Men and Women restrooms.
- The light sensor up front still needs to be looked at.
- Bag worms need to be treated in the month of June to prevent infestation of the trees.
- The sign next to the lion home needs to be addressed as soon as possible. I think we should lay paper down with river rock. This should help keep it low maintenance.
- Kent and Leigh Rayl removed dead trees that were towards the entrance.
- Kent and Leigh Rayl cleaned the drainage from dirt and weeds.
- Premier pump cost us \$2000.00 for the sprinkler system. Chris checking to see if Craig would give us a donation since they were nonfunctional.
- Bolt still needs to be repaired on the basketball court fence.
- We need to start a pool reserve for any upcoming future repairs not including maintenance.

Concerns:

- Chris found a guy lurking around with a headlamp in his construction dumpster on his property. He contacted the police.
- Neighbors in the cul-de-sac seen a guy at 4:00 a.m. loading lumber into his truck and said that he had permission lumber from a Niess home. Not sure if this was ever confirmed.

Welcome community:

- Chris and Dustin are going walk and introduce themselves to the neighbors of Shadow Rock by June 20th. They will provide info with a flier of upcoming event for the Fourth of July celebration held on July 3rd. It will be a potluck picnic with HOA providing hot dogs/ hamburgers. We will need to somehow get a head count of how many will be coming. Encourage them to join the Shadow Rock Facebook page that Greg Woodward has created.
- Stuart is working on the Website and should be done by the June 2nd meeting.
- Try to get homeowners contact so we can create a directory.

Proxy Voting will be done this will give others an opportunity to vote if one is not available. Jake will be a voter for Kyle and Stuart will be a voter for Candie for any thing that need to be voted on the July 6th meeting.

Financial Update:

- We have \$4000.00 Emprise and \$8200.00 in HOA Phoenix Account at the end of April.

- We have 13 unpaid residents of Shadow Rock as of this last meeting. There is a concern that some did not get the letter possible. There will be second half the payment letter coming out this next month for 2022.

Voting:

Chris submitted a plan for a fence. He will have cedar wood on the side with wrought iron on the front. The board voted and Motioned: Kyle, second: Stuart, In favor Dustin, Candie and Jake and voted yes.

Mikes submitted a pool house plan 3.5 feet away from fence. The board voted Chris, motioned: Kyle, seconded: Stuart, In Favor: Dustin and Candie voted yes. If the city approves, and nothing is to be stored behind the structure.

1600 Lakeside requesting a shed and fence across driveway. Board voted Chris, motioned: Kyle, seconded: Stuart, in favor: Dustin and Candie Voted yes for shed and no for the fence going across the driveway. The shed must match the exterior of the home with a concrete foundation and approved by the city. The fence is not approved by Shadow Rock covenants.

We need a bio for Stuart to add to our website.

Next meeting scheduled for June 2nd 2022 at 7:00 p.m.

Meeting adjourned at 8:28p.m.