

## Meeting for Shadow Rock HOA

Attendees: Stuart Yearout President  
Stephanie Ayshe New Vice President  
Kyle McMenoky New Treasurer  
Candie Jennings Secretary  
Leigh Rahl Welcoming Committee

Date October 6<sup>th</sup>, 2022, meeting called to order at 7:15 p.m. Stuart Yearout, President

### Old News:

- We didn't know if Duane turned in an approval from both neighbors to HOA management
- Pool closed the week after Labor Day
- All the locks at the pool house have been changed and all doors close now
- Need to remove Kyle and Chris from Emprise Bank add Stuart and Candie. There is \$4500.00 in this account. We need to get the checks from Chris.
- Contacted Craig Sharp about mailboxes and signs, still have them in the pool house. Candie plans to call on Friday, October 7<sup>th</sup>, 2022 to ask them to please remove or we will make plans to store in one of their homes for sale
- Craig Sharp has not responded to the removal of the billboard signs. Candie will call and request it have plan or we will decide to have it removed and will have bill the developer

### Voted new board members in and assigned new positions:

- Voted Stephanie Ayshe to New Vice President
- Voted Leigh Rahl to Welcome Committee
- Voted Kyle McMenoky from Welcome Committee to Treasurer

### Contact Information:

Stuart Yearout 620 399 3949 [Syearout@gmail.com](mailto:Syearout@gmail.com)  
Candie Jennings 515 371 1568 [Candiemcjennings@gmail.com](mailto:Candiemcjennings@gmail.com)  
Jacob Siegrist 316 734 6271 [Jake\\_siegrist@hotmail.com](mailto:Jake_siegrist@hotmail.com)  
Dustin Kuhn 316 393 0647 [Dustin.I.Kuhn@gmail.com](mailto:Dustin.I.Kuhn@gmail.com)  
Leigh Rahl 214 208 3759 [Leighrahl@hotmail.com](mailto:Leighrahl@hotmail.com)  
Stephanie Ayshe 316 993 4881 [Stephanieayesh@yahoo.com](mailto:Stephanieayesh@yahoo.com)

HOA management will be sending a NEWSLETTER out in November informing all residences who wish to participate on the board for 2023 should have a letter of interest to April no later than December 31st. There will then be an email blast sent to all residents who is on the ballot for a vote. Residents will be able to absentee vote, via email, letter or to HOA management until January 18<sup>th</sup>, 2023, 11:59 p.m. There will be an annual meeting on January 19<sup>th</sup> voting the new board members in. All residents are welcome to attend and vote for the January 19<sup>th</sup> meeting.

### Jay Hawk:

- Voted and approved for Jay Hawk to seed, aerate, fertilizer and sprinkler blowout fall of 2022. Stuart motioned to approve, Dustin seconded, and Candie, Leigh and Stephanie approved. It will

cost the residents \$2100.00. They plan to do around the pool area and basketball court and front entry.

- Waiting for sprinkler repair, berm removal bid across from pool and rock the front of the sign on the northeast sign.

#### Common Area:

- Phase one of turning the common area into a Native Pollinating Prairie. We need to get the soil tested, Leigh and Candie plan to take a couple samples of the dirt to Kansas State Extension office for testing.

This will take a couple of years to establish and will be a several phase project. This next year we plan to plant Kansas Native Prairie grass. Stephanie plans to contact the Boy Scouts and Girls Scouts for volunteer work for the community. Candie, Leigh and Stephanie plan to organize and turn this vision into a reality.

#### Monument Sign Repair:

There were three bids for repair of the monument at the playground/pool area. The board decided to go with HOA Management due to feel more secure the job will be completed properly, if there is any concern or issues, we can hold them accountable for any issues. Stuart motioned an approval, Dustin seconded, Candie, Leigh and Stephanie approved

- HOA Management Dept \$604.69 Bid
- McClure Restoration \$450.00 Bid
- Chuck Evans \$500.00 Bid

#### By Law and Covenant Committee:

Meeting November 3<sup>rd</sup>, 2022, 7 p.m. and December 1<sup>st</sup>, 2022, 7p.m. at Peace Lutheran Church

Jake should have all the neighbor's extra keycard and numbers, get with Stuart so we can have everything programmed and in sync with access.

What are we doing about compliance letters being sent out to residents? April could you please provide information to the board about this? Are we supposed to be communicating to you on what we need to do moving forward?

The pool will reopen as a soft opening the week before Memorial Weekend and open to residents Memorial Weekend. We need to contact HUMBLE and let them know the dates if this is the pool company we plan to stay with.

The board voted to do Holiday Décor in the Entry no more than \$500 should be purchased for display this year 2022. Stuart motioned Dustin seconded Candie, Leigh and Stephanie approved.

Dustin is creating a reserve budget for any unforeseen things that may come up.

Meeting adjourned at 8:55 p.m.

