

SHADOW ROCK HOA BOARD MEETING

Minutes for March 23, 2023

**Attendees: Stuart Yearout
Jake Siegrist
Dennis Mangold
Dustin Kuhn
Leigh Rayl**

HOA Management - Tabitha Wilcox

Stuart called the Meeting to order at 7 P.M.

- 1. Reviewed October 2022 minutes. Amendments were made.
“Voted new board members....” was amended from “voted” to
“appointed.”
The term “voted” was amended to ‘appointed’ for each of the new
Board members.**
- 2. February 2023 Financials were approved.**
- 3. Checking Accounts
The two checking accounts will be combined. The Emprise Bank
account will be rolled over to the CIT bank account. Dustin and Stuart
are currently on the account and Jake will be added.**

OLD BUSINESS

- 1. Jayhawk’s bid for mowing, aeration, seed and weed control was
approved.**
- 2. Humble Pool will continue to take care of the pool and facilities. The
pool will have a soft opening the week before Memorial Day weekend
and close the week after Labor Day.**
- 3. HOA Management bid was approved.**

NEW BUSINESS

- 1. Board Member Positions were determined.**

President - Stuart

Vice President - Leigh

Secretary - Dennis

Treasurer and Welcoming - Dustin

Facilities - Jake

Motion to accept the Board Member positions was approved.

- 2. DRC Committee - Currently Stuart and Jake were on this Committee. Dennis and Leigh were added to the Committee. Motion to accept new**

new

DRC Committee was approved.

- 3. The Board had a discussion concerning allowing Basketball Goals in the front of homes. The DRC denied the request at an earlier date.**

- 4. Janel Talman and Nick Weathers were guests. They are Reece Nichols Agents. They shared their research concerning allowing solar panels in neighborhoods.**

A. None of the comparable neighborhoods which they sell in allow solar panels.

B. Solar panels on a home have increased the days on market. The visual appeal of the home is decreased. Solar panels are not a good “cost to value.”

C. The seller does not add value to their home’s resale value. Appraisers do not add value to the home.

D. Damaged roofs and disposal fees were discussed.

- 5. A motion to deny solar panels was approved. The DRC will establish a**

Policy which the Board will need to approve. Then the Covenants will

be amended. Amended Covenants will require a vote from the HOA

Members.

6. Janel Talman has contacted Craig Sharp to make arrangements to get the two billboards removed.
7. Jake will draft a solar panel policy.
8. Officer Elsen will check on the possibility of our neighborhood getting speed bumps. Our neighborhood doesn't have too much Crime activity. The Police offer a Vacation Program which let's the Police know who is on vacation. To participate you must fill out a Form at their office.
9. By Laws - Stuart will send Board Members an electronic copy for review. HOA Management has already reviewed the proposed By Laws. Once approved by the Board, the By Laws will be presented to the HOA Members for approval.
10. Collections/Delinquencies/Liens - Board voted to approve the Process which Ashley George (HOA Management) submitted.
11. Stump removal bid was approved. The tree stumps in the Basketball area will be removed.
12. Playground Lock - The keypad lock will be removed. A "Y" hook will be installed inside the playground gate to help secure the playground when children are inside.
13. Signs - Currently the Covenant states that signs are not allowed unless approved by the DRC. However, Political signs are allowed per State law. The Board will look at modifying this rule.
14. Picnic - The last Saturday in July will be the date. Dustin will coordinate the picnic.

- 15. Newsletter - Tabitha will send a draft to the Board by April 10. Leigh will send to Board some suggestions and all the Board Members will contribute.**
- 16. HMS Update - Training new people.**
- 17. HMS does not recommend the Board voting by email.**
- 18. DRC can vote by email.**
- 19. Jayhawk bid to remove dead trees in Common Area was approved.**
- 20. DRC approved a Landscape submission by Stuart. Stuart abstained.**

Meeting was adjourned at 9:10 p.m.

Executive Session followed