

SHADOW ROCK HOA BOARD MEETING

Minutes for April 6, 2023

Attendees: Stuart Yearout
Leigh Rayl
Dennis Mangold

Absent: Dustin Kuhn
Jake Siegrist

HOA Management: Tabitha Wilcox
Sasha

No residents were in attendance.

Meeting called to order at 7:03 PM by Stuart.

1. Motion by Leigh, Seconded by Stuart, motion carried to approve the minutes of the Regular Meeting of March 23, 2023.
2. March financial statement(s) have not been received by HOA Management Services prior to the meeting. April financials to be reviewed at May's meeting.

OLD BUSINESS

- A) Jayhawk - Per Stuart, bid for aeration, seed and weed control was signed for the 2023 season. Tabitha, HOA Management confirmed contract was sent back.
- B) 2023 Contracts for Humble Pool and HOA Management Services - Approved
- C) Board positions, new members, committees – No changes

- D) DRC Committee - Basketball goal – Request denied per the covenants, Page 15, Number 4.
- E) Covenants/Bylaws - Stuart provided the board with an electronic copy of the proposed bylaws for Shadow Rock. Stuart will update page 12 and add a section for “at large”. Covenants/Bylaws to be discussed at the May board meeting.
- F) Collection and Delinquency Resolution – The board voted and approved the process suggested by Ashley George (HOA Management) at the March meeting.
- G) Solar Panels – Jake is writing a policy and Tabitha offered to assist.
- H) Bill boards – Janel Talman of Reece Nichols will keep following up with Craig Sharp for removal.
- I) Pool -Soft opening the week of Memorial Day Weekend
- J) Bids – All have been approved (Common Area, Stump, Playground) Stranton Tree Service (stump removal basketball court), Jayhawk (dead tree and brush removal commons area), HOA Management (playground changed bad lock to a hook system).
- K) Signs – Request needs to be submitted to HOA Management. This and other exterior changes are to be included in the May, Spring 2023 Newsletter, requiring board approval first. The board discussed potential amendment proposals to adjust the covenants.
- L) Community Picnic – Tentatively scheduled for the end of July, Dustin will coordinate.
- M) Spring Newsletter – HOA Management will provide a rough draft for review to the board.
- N) Welcome Packet – Revision changes requested.

NEW BUSINESS

- A) Review Newsletter – Discussed when to potentially send the newsletter after edits are completed and board approved.

- B) Review Welcome Letter - It was requested on FAQ's (Frequently Asked Questions) question 1, to include the link at the bottom of the Shadow Rock website for a request form.
- The topic of pool cards – change keypad to proxy cards
 - Camera Concerns – Who'd have access? Who's watching our kids?
- C) Bylaws – Special mailing after board approval. Leigh requested the number of blast emails HOA Management has of the current residents. Suggestion to mail copies that HOA Management does not have emails for those residents. Tabitha will check the number of emails they currently have.
- D) Stuart will send notice about the playground gate to the residents on the Shadow Rock website that there is no longer a key code. Will hold off on a board vote of the bylaws for their review before presenting for a vote of the residents.
- E) Board approved \$100 donation to Peace Lutheran Church. Motion by Leigh, Seconded by Stuart, Motion carried.
- F) Leigh provided the board with the process of obtaining speed tables in the neighborhood.
- G) HMS Manager's Report – Ashley Brown will provide when HOA Management receives the bank statement.
- H) Tabitha of Management discussed fines and explained having the bylaws in place first and then a resolution and explain the expectations to the residents.

Meeting adjourned at 7:43pm.

Respectfully Submitted,
Dennis Mangold, Secretary Shadow Rock HOA