

SHADOW ROCK HOA BOARD MEETING

Minutes for October 7, 2023 – Held November 2, 2023

Attendees: Dustin Kuhn
Dennis Mangold
Leigh Rayl
Stuart Yearout

Absent: Jake Siegrist

HOA Management: Rodney Wright

Residents Present: 1

Meeting called to order at 7:02 pm by Stuart.

- 1) Approve September 2023 Minutes and Financials - Motion by Stuart, seconded by Leigh, all yes, motion carried to approve.
- 2) Special Meeting Minutes from July 29, 2023, were approved by Leigh and Stuart.

OLD BUSINESS

A) Bylaws & Covenant Amendments

- Resident expressed concerns about basketball goals and placement. Proposes to allow them in the front. Board listened and agreed. Board will revise the current policy in a resolution for the residents to vote on at the January annual meeting.
- Tree minimum was discussed. Page 16, number 13 of Covenant: Verbage, along with the number of trees, the time frame to comply, example 90 days, 6 months etc. Resolution to be drafted and reviewed by the board for residents to vote on at the January annual meeting.

NEW BUSINESS

- A) Tree Trimming and Mowing – Information was sent out and HOA Management waiting to receive bids for review and make a decision. Dennis reminded the board of a resident concern about a tree growing by their fence and berm grass growing up to their fence and under. Pictures were shared and it was agreed to have the tree trimmed for the resident and the berm grass mowed along the Cedar Park fence and the residence fence in question.
- B) Elections – Board Elections are going to be held January 2024. HOA Management, Rodney sent a process to the board to review for the upcoming elections.
- C) HOA Management \$150 per tree, plus dump fees. Motion by Stuart, Seconded by Leigh, all yes. Approved.
- D) Pool Bids – Reviewed and accepted Humble for the 2024 season. Motion by Dustin, Seconded by Stuart, all yes. Approved.

- E) Lawncare – Covered under letter A. Waiting to receive bids for review.
- F) Fencing and Gates – Board requested HOA Management to obtain bids (Profence – installed originally) and other additional bids before a decision is made.

HMA Manager's Report – Rodney, HOA Management

- A) HOA Management reports they are switching software, with a tentative go live date of December 1st. This can be accessed by residents and board members, on a computer or by phone.
- B) A community manager is currently in training for Shadow Rock. Training scheduled was discussed, but no discussion of when the new community manager will start attending HAO meetings.

Meeting Adjourned at 8:21pm.

Respectfully submitted,
Dennis Mangold, Secretary Shadow Rock HOA