

SHADOW ROCK HOA BOARD MEETING - RESOLUTIONS

Minutes for December 7, 2023

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

Absent: 0

HOA Management: Tabitha Wilcox

This meeting was conducted via ZOOM.

Meeting called to order at 5:05 pm by Stuart.

- 1) Review & Approve Agenda “Special Meeting” – line item to do so. Motion by Dustin, seconded by Leigh, all yes, Approved.
- 2) Review & Approve November 2023 Financials - Motion by Dustin, seconded by Leigh, all yes, Approved.

OLD BUSINESS

- A) Tree Trimming & Mowing
 - Email sent with SLM’s bid and scope of work to cut, trim, prune, and take away debris. \$1500.
 - HOA Management – Person who does the work is out on medical.
 - Bids for mowing were received and discussed. The 3 companies were: BK, SLM, and Jayhawk.
 - The board accepted SLM’s tree trimming in the amount of \$1500 and work to start immediately and Jayhawk’s mowing services for the 2024 season. Motion by Leigh, seconded by Dustin, All yes. Approved.
 - The board agreed to amend the Jayhawk bid to add for bagworm coverage and mowing every 2 weeks common areas section of the bid to weekly mowing. (The area behind the pool and across the street by the pond, and the area along the pasture at the North entrance by the walking/bike trail). Motion by Leigh, seconded by Dustin. All yes, Approved.

NEW BUSINESS

- A) Fencing & Gates – HOA per past minutes, requesting more bids to fix the fence (rear basketball court) the gates at the pool and basketball court.
- B) Review Proposed Resolutions

- 1) Basketball Goal Resolution – Motion by Leigh, 2nd Dennis, all, approved.
Dustin – Vote to amend – remove “white” goal. Motion by Leigh, 2nd Dustin, all, approved.
- 2) Mailbox resolution – motion to change verbiage (remove community mailboxes, Shadow Rock had individual mailboxes at each home).
- 3) Tree resolution –
- 4) 5 trees minimum, at least 2 inches (trunk) -There are no requirements as to tree make up. They can be placed in the front or back yard and can be of any genre (i.e. deciduous trees, conifers, or ornamentals). Reinsert the verbiage “Developer Site Plan “(for cul-de-sac lots, 1/3 of the homes). Design Review Committee (DRC) to approve plans. Enforcing – HOA 1 year (example) some level and enforcement, X, Y, & Z. Discussed irregular shaped lots and based on size.
This was agreed to by 4 of 5 board members. After multiple attempts to reach out to HOA Management, as of 1/24/2024 the board has not received a rough draft of the resolution to hold a formal board vote.

Meeting Adjourned at 5:57pm.

Respectfully submitted,
Dennis Mangold, Secretary Shadow Rock HOA