

## **Meeting for Shadow Rock HOA**

**Attendees: Stuart Yearout**

**Jake Siegrist**

**Dustin Kuhn**

**Leigh Rayl via Zoom**

**New Board Member - Dennis Mangold**

**HOA Management - Tabitha Wilcox**

**Stuart called the Meeting to order at @7:30 P.M.**

### **Old News**

- **Waiting for a sprinkler quote from HOA management. Tabitha, could you please check into this for us?**
- **Leigh will contact the mowing company once we have the bid. In the future we'd like to do the Native plant pollinating prairie. This season she'll get the soil tested.**
- **Monument was completed. It cost us \$604.69.**
- **By law Committee met on November 3, 2022 and has submitted By Laws and Covenants to HOA Management for review. This has not been finalized. Once approved by the HOA Management Attorney and the HOA Board.**
- **Jake should have all extra key cards and numbers. Get with Stuart so we can have everything programmed and in sync with access.**

- **Once we have our By Laws and Covenant completed, we can start fining residents for not complying with Shadow Rock HOA guidelines.**
- **Next meeting we need to vote and confirm the pool and landscaping contracts. Once it's approved, we need to contact the Pool Company and let them know that we want a soft opening the weekend before Memorial weekend. We also need to set up the start dates for mowing, sprinkler systems being turned on, etc.**
- **Trinh and Stuart did a nice job with holiday decor. We do need to take it down and store it.**

## **New News**

- **Stuart introduced himself as current President. At the next meeting on March 2, 7 p.m. at Peace Lutheran Church, there will be a Board vote for appointed positions. The future Board Members are: Stuart Yearout, Dustin Kuhn, Jake Siegrist, Leigh Rayl and Dennis Mangold.**

**On January 30, 2023 we had a resident contact our HOA Management Representative and offered their assistance to be on the Board. However, the Board has already been established for 2023. All are encouraged to submit their names for the 2024 Board Election. There are lots of volunteer opportunities for our Community. If any Resident is interested in improving our Community, please show up at the HOA Meetings which are held every month.**

- **Treasurer Report - Currently we have \$16,234 in two separate Bank Accounts. Emprise Bank is our**

**Emergency Savings - \$4,567. HOA Management Account has \$11,667. We have \$1,335 in unpaid assessments. Going into 2023 we are financially a lot stronger than in 2022, thanks to our 2022 Board being financially responsible with the Shadow Rock Communities money.**

- **On March 2, 2023 the Board will vote and appoint Positions.**
- **A resident wanted clarity on the wooden/iron privacy fence on a corner lot with warping wood. She asked if this was being addressed. The owner is aware of the concern and they are going to take care of it.**
- **A resident asked about the street lights not working. HOA Management needs to contact the City.**
- **A resident is requesting a “no soliciting” sign at all Shadow Rock Entrances. In March the Board will vote on whether we should or should not purchase the signs. HOA Management please check with the City concerning whether Andover is a Green River Ordinance City.**
- **A Resident reported that dumpster diving is still going on. Unauthorized people are entering unfinished homes and new construction sites. Neighbors please report any concerns to the police. Hopefully this will prevent non-residents from loitering in our neighborhood. Contacting the police will help keep our Community safe.**
- **Stuart will call the Andover Police Department to determine who is our liaison Officer. He will make arrangements for an Officer to be at our next Meeting.**

**Meeting adjourned at 8:28 P.M.**

