

The Shadow Rock HOA Board Meeting minutes were called to order on Thursday, March 7, 2024 at 7:03 P.M.

The December 7, 2023 and October 5, 2023 Meeting Minutes were approved. Stuart Yearout made the motion and Leigh Rayl seconded it.

The January 7, 2024 Zoom Meeting Minutes were approved. Chris Robrahn approved and James Hurley seconded it.

Chris presented some information about the pond. Melinda Osborn will get some updated insurance quotes. The discussion included working with the Cedar Park Board on drainage matters. There was also a discussion about signage and rules for using the pond.

January Financials - James questioned the reasoning behind 2 separate electric bills. There are 2 separate areas which require electricity. Thus, Shadow Rock has 2 separate electric bills. Stuart motioned to approve and James seconded it.

Melinda will add James and Leigh to the Strong Room.

Red Red Enterprises had a \$200 charge for mowing the Common Area in December. Melinda will check into the reasoning behind the mowing and charge.

HOA Board Officers were determined. Leigh made a motion for Stuart to continue as President, James seconded the motion. Stuart abstained.

Stuart motioned that James be Vice President, Leigh seconded. James abstained.

Leigh motioned that James be Secretary, Stuart seconded. James abstained.

Stuart motioned that Leigh be Treasurer, James seconded. Leigh abstained.

James asked to be taken off the DRC. He will stay on until a new appointee is made.

James motioned to add Dennis Mangold to the DRC. Melinda suggested to table the discussion until the next HOA Meeting.

The Projected 2024 Budget approval will be delayed until next month. Melinda will get bids for insurance which will add the pond. She will also get an updated mowing bid.

James raised a concern about fireworks causing damage to the pool liner. There was a discussion. The Board decided that we won't cover the pool during the days around July 4.

The HOA Assessment Fees Policy was reviewed. This Policy has not been enforced. Melinda will check with the HOA Management Accountant. HOA Management will need to enforce the Policy.

James suggested creating a reserve account. Originally HOA had 2 checking accounts. This became problematic. The second checking account was closed.

Creating a Shadow Rock Directory was discussed. A process to create the Directory was established. Residents will have an opportunity to be added to the Directory at the Annual Picnic. They can also enroll in the HOA Management portal and make a request to be included in the Directory.

The Pool soft opening will be May 13. Melinda will ask Humble to check for any damages prior to that date.

The Pool rules will be discussed next month.

The tree removals and pruning was done by SLM.

Melinda confirmed that she will get insurance bids for the Shadow Rock Community.

Melinda will contact Big Red Enterprises and get suggestions for maintaining the weeds/grasses along the 13th Street, West side fence line.

Welcoming Committee - Melinda will send an email asking for Volunteers.

Community Picnic - Saturday, June 22, 5 p.m. A resident suggested having Food Trucks. The Picnic details will be discussed at future Meetings.

Melinda explained that a Motion to extend the Meeting will need to be made. The HOA Management fee is \$25 per 15 minutes. Stuart made the motion, all approved.

Fishing rules will need to be established. Examples - must be with a Shadow Rock resident. Those under 16, must have a Shadow Rock adult present.

A Lake Committee will be formed. Melinda will email residents to see who might be interested to be on that Committee.

James had a list of Covenant updates. He was informed that the HOA Management Vice President (Rodney Wright) suggested that we add Resolutions to the Covenant.

It is extremely expensive to make changes to the Covenant. It involves a lawyer and various filing fees.

All approved a Motion to extend the Meeting.

There was a discussion to create a landscape resolution. Melinda will draw up a proposed resolution. James and Stuart are behind this Resolution. Leigh has opposed it.

Motion to extend was approved by all.

The DRC process has been changed by HOA Management. Residents will need to submit DRC requests through the HOA Management portal or physically bring in their DRC request.

The DRC Trash enclosure request was denied.

All approved the motion to extend.

The Board determined that on May 1, Melinda should start enforcing the yard requirements.

James suggested adding a Shadow Rock sign to the back entrance. This suggestion had been previously made. The Board agrees it would be a nice addition but will hold off on this suggestion. Many other projects are of greater priority.

Melinda will contact the Castle Builder and inform them that mowing the empty lots is their responsibility. They will be charged for the mowing, if they chose not to hire someone.

Tree Top will be hired to spray for bagworms. Stuart made the motion and James seconded. All approved.

At 9:55 P.M. the Meeting was adjourned. The Board moved to an Executive Session.