

SHADOW ROCK LLC
HOA BOARD MEETING

Minutes for April 2nd, 2024

Presiding Board:

Stuart Yearout, President
James Hurley, Vice President & Secretary
Leigh Rayl, Treasurer, DRC

HOA Management:

Melinda Osborne, HOA Property Manager

Meeting Location: Peace Lutheran Church

Call to order at **6:50** pm by Stuart Yearout.

PRELIMINARIES

- 1) Review & Approve March 2024 Meeting Minutes –
 - a) Motioned by Stuart, seconded by James, Vote: All yes, Approved.
- 2) Review & Approve February Financials –
 - a) Motioned by Stuart, seconded by James, Vote: All yes, Approved.

BUDGET REVIEW

- 1) Approval of 2024 Budget with new costs for Insurance, extra pond mowing and common areas
 - a. Melinda stated the 2024 Budget included the new Landscape costs and the new HMS contract for Shadow Rock LLC.
 - b. Motion to approve Stuart, Seconded by Leigh, all yes, 2024 Budget Approved

HOMEOWNER'S FORUM

- 1) Dennis Mangold mentioned the common area on the east side of the Shadow Rock Dr is full of weeds. If we have to keep out yards weed free, why doesn't the common area as well. Also, the dirt area needs seeding. Will ask Jayhawk to spray for weeds as an additional service.
 - i. Jayhawk to spray weeds first then mow. HOA will clarify with Jayhawk the best way to deal with unirrigated areas and TO clarify the contract's clarity regarding irrigated vs non-irrigated area. Mow Map to be updated.
- 2) Shadow Rock Pond mowing area and frequency to be bi-weekly. Mowing access is from N. Lakeside Dr. Also, discussed removal of "fort" from NE side of pond access path. HOA will discuss it with Cedar Park.
 - a. Shadow Rock needs to get a survey to accurately define the actual pond area.
 - i. Motion to approve cost to survey the pond property, by James, Seconded by Stuart, Vote: All yes Approved
 - b. Possible issue with 1348 Shadow Rock Owners fence that is too close – within 10 feet – to Pond boundary.

COMMUNITY MANAGER'S REPORT

- 1) Reviewed access to Portal by dual homeowners. Non-Board Members cannot access Contracts
- 2) Opened Lawn Compliance (1 year) regarding the Resolution to clarify needed trees and quantity for front lawns.
- 3) Spring Newsletter – Discussed Picnic date June 22, 2024
- 4) Empty lot care - assess \$100/month charge for mowing. Give builder (RJ Castle) two-week notice to comply.

NEW BUSINESS

- 1) Contracts, Resolutions and 2023 Taxes

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- a. Hold off on signing HMS contract; not signed (see 3A below)
- b. Landscape resolution needs year updating and removal of old Board member, not signed
- c. 2023 Shadow Rock Taxes Complete – signed by Stuart
- 2) Portal - Homeowner Directory –few Members use Portal
 - a. Members can opt-in to Community Directory when signing up.
 - b. Discussed access to financials – Melinda to review if Contracts are visible
 - c. Dennis Mangold cannot access his account
- 3) Pool Update –
 - a. Modify HMS Contract to have HOA manage the Pool Entry Cards specifically to deny pool access by delinquent homeowners and additional mowing by Jayhawk Landscapes
 - b. Stuart to look into different pool entry card system to better control entry/exit.
 - c. Get a new Life-Preserver(s) for the pool area – check with Humble, the Pool Manager
 - d. Discussed location of Safety Kit – located in Women’s rest room
 - e. Discussed manual pool filling – needs monitoring (Humble & James to monitor)
 - f. Pool liner is OK at this time. No repair needed. Humble will start-up pool and verify readiness. Week of May 13th is soft opening. Official Opening is Friday, May 24th.
 - g. Pool Rules: Is location in the right place – It should be moved.
 - i. Add a secondary location for another ‘rules’ sign.
 - ii. Second sign should be located at entrance to pool for legal visibility
 - iii. Discussed location and quantity of other safety signs
 - iv. Discussed putting Pool Rules on back of key card.
 - 1. Homeowner (Sai Muntimadugu) to see if he can do it
- 4) Landscaping and Tree Trimming Update
 - a. Entrance needs a better landscape – Appoint a committee (DRC to review?)
 - b. Tree trimming has been completed – December 2023
- 5) Insurance Update
 - a. Ponds are covered by existing policy
 - b. No new quote needed at this time. Renews May 2024.
 - i. Get multiple quotes for 2025 this October for review & approval
- 6) Welcoming Committee Update
 - a. Sally Woodward, Sai Muntimadugu and Trinh Nguyen have volunteered.
 - i. Motion to approve appointment of Welcome Committee with members noted above, by Leigh Rayl, Seconded by Stuart, All Yes, Approved

OLD BUSINESS

A. Design Review Committee

- a. Volunteers are Dennis Mangold, Greg Woodard, Leigh Rayl, Trinh Nguyen and Sai Muntimadugu
- b. Review of CC&R Executive Committee governing allowance
- c. Motion to discuss in Executive Forum, Leigh Rayl, Motioned, Seconded by Stuart

Suspend Open Session 8:35 PM

Return to Open Session 8:42 PM

- i. Motion to approve appointment of DRC Committee with members noted above by Stuart, Second by Leigh, All votes Yes - Approved
 - d. DRC will address and adopt resolutions & Rules for Fishing, Dock & Boats, Trash Enclosures and Landscaping
 - e. Clint Ash - BB Goal has been approved and installed
- B. Kansas State Extension Office to discuss pond health and maintenance**
 - a. HOA has reached out to them – no response yet

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- b. It is a free service
- C. July Meeting to be July 11th to alleviate July 4th Holiday
- D. Discussed Shadow Rock 2nd Annual Picnic
 - a. Scheduled date is June 22 at 5:pm
 - b. Board to supply the main protein (Meat suggestions by Stuart and James). No food truck.
 - c. Home owners to bring a side dish or food of their choice. RSVP by June 10th.
- E. Next Board Meeting Date is May 2nd. Motion to Adjourn, Leigh, Seconded by Stuart All vote yes.

Meeting Adjourned: at 8:56pm.

Respectfully submitted: James Hurley, V.P. & Secretary; Shadow Rock LLC Homeowner's Association