

SHADOW ROCK HOA BOARD MEETING

Minutes for May 9th, 2024

Revision 1

Presiding Board:

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

HOA Management:

Melinda Osborne, Property Manager

Meeting Location: Peace Lutheran Church

Call to order at **6:30** pm by Stuart Yearout.

PRELIMINARIES

- 1) Review & Approve April 2024 Meeting Minutes
 - a) Motion to approve minutes by Stuart & Leigh
 - b) Wrong minutes version submitted – resubmit for June meeting approval
 - c) Motion to remove by Chris Robrahn, 2nd by James. Approved
- 2) Review & Approve April Financials
 - a) Motioned by Leigh, seconded by James, Vote: Approved.
- 3) Remove requirement to approve Agendas

HOMEOWNER'S FORUM

- 1) Chris Robrahn
 - a. Spring News Letter Should have mentioned the Pond as a priority
 - i. Board explained we are in a discovery phase and are making sure we have insurance, property lines and pond health info before pushing it formally
 - b. Introduced Greg Schnieder as Cedar Park HOA Board Member
 - i. Explained the Cedar Creek/Shadow Rock mowing and usage issue with a Shadow Rock resident with the resident used the Cedar Park's "park" three (3) Saturdays in a row but leaving it a mess for Cedar Park to clean up.
 - ii. Could SR residents use their park for a fee? He will take it to Cedar Park board.
 - iii. Allow Jayhawk Mowing access to Cedar Park property for ease of mowing
 - c. Discussed sharing of pond with Cedar Park residents as Shadow Rock owns the most land on their (east) side of the pond.
 - d. Presentation of New Pond Committee by Chris Robrahn with Chris Robrahn as Chair and James Hurley as member
 - i. Motion to table Shadow Rock/Cedar Park Pond Committee by James, second by Chris Robrahn. All approved.
 1. Melinda to wait for contact with Butler County Parks & Rec. Suggestion to just go ahead and contact them, ignoring K-States lack of response.
 - e. Add signs for Shadow Rock Pond side with Pond "rules" to share resources potentially with Cedar Park and have joint committee to develop rules and usage.
- 2) Trinh Nguyen – Has RJ Castle been contacted RE: 1334 N Shadow Rock where addition of a new fence is being added on the unsold property?
 - a. Yes. (See below – Community Manager's Report. HMS has notified them we are going to mow and charge \$100/month on each undeveloped property.

COMMUNITY MANAGER'S REPORT

- 1) Pool System update
 - a. Stuart to finish updating/supplying the digital card info to help HMS move forward on their side to control activation/deactivation of Pool Cards for delinquent residents.
 - b. Only new cards issued will be documented as activated at this time and resident must sign pool rules agreement.
 - c. HMS visits every Friday to update system
 - d. Next season system will be managed to control all cards with new pool usage policy.
 - e. HMS will update the CINC portal with scheduled party information
- 2) Inspection Report
 - a. Noted the Fencing on 1334 N Shadow Rock not approved by DRC
 - i. Contractor stated it will be a wrought iron (steel) fence at street & a privacy fence adjoining 1342 N Shadow Rock.
- 3) Update of mowing the three (3) undeveloped lots – letter to RJ Castle – Gave two-week notice to get done but with no compliance. RJ Castle rep mentioned Craig Sharp mowing agreement but that makes it impossible for Shadow Rock to lien properties for mowing charges if unpaid?
 - a. Decision to mow and send bill \$100/month to RJ Castle enforcing the CC&R's.
- 4) Lawn Tree Compliance (1 year) regarding the Resolution to clarify needed 'trees and quantity for front lawns. Not on Spring Newsletter and has not been codified nor sent to notify residents.
- 5) DRC will organize and draft resolution/bylaws.

NEW BUSINESS

- 1) Pool Update
 - a. Pool Liner Repair or Replace
 - i. Pool liner is OK at this time. No change per Humble. Soft opening is May 17th. Official opening is Friday the 24th as verified by Humble Pools.
 - b. Move First Aid kit to outside from inside the Women's restroom
 - c. Have Humble Pool look into moving it outside for Shadow Rock
- 2) Pool Usage Update
 - a. Pool Rules Policy
 - i. Private Party Use
 1. Per Dennis Mangold, former HOA Board member, policy was previously approved and exists. Usage days are Monday -Thursday after 6:00 pm
 2. Residents to pay for usage - \$100 for two (2) hours
 3. HMS to develop a Private Pool Usage Contract
 - ii. Pool Cards
 1. See above Manager's Report
 2. HMS will be responsible for updating and tracking pool keys
 - iii. Pool Rules
 1. Add secondary location for another 'rules' sign placed at pool entrance
 2. Revisiting Rules
 - a. Modify portal to let Homeowners register cards by acknowledges pool rules.
 - b. During the off-season, notify homeowners of new changes to the Card Entry usage and of potential pool rules changes if any.
- 3) Mowing – Landscaping Update
 - a. Mow Map out of date – shows bi-weekly colors on current Map for Reserves F&G

- i. Melinda to request new Mow Map from Jayhawk Landscaping
 - b. Weeds on Reserve G need Spraying
 - i. Has been mowed twice but not sprayed yet – weeds are reseeding again.
 - c. Irrigation for Reserve G?
 - i. In Fall if 2022 discussion of options for improving area
 - ii. Plan of action was not developed
 - iii. Can we tie into Cedar Parks irrigation
 - iv. Share cost of water/well usage
 - 1. Have Pond Committee work with Cedar Park in discussing these options
 - d. Complete or additional mowing at South Entrance
 - i. Address the unruly area next season due to costs of developing pond
- 4) Cedar Park Update to Access Common Area
 - a. Covered above
- 5) Cedar Park Update
 - a. HMS Maintenance bid for “Fort” removal
 - b. Defer to new Pond Committee to be appointed at June Board Meeting
- 6) Shadow Rock 2nd Annual Picnic Update
 - a. Stuart and James will manage
 - b. Scheduled date is June 22 at 5:00 pm at Shadow Rock Pool
 - c. Shadow Rock HOA to supply the meat & water. No food truck.
 - d. Homeowners to bring a side dish or food of their choice and drink. RSVP by June 10th.
- 7) Pool Signage Update
 - a. Obtain one (1) new sign and post at another location
- 8) Donation to Peace Lutheran Church
 - a. Stuart motion to approve \$200 donation. 2nd by Leigh Approve.
 - b. Dennis
- 9) Kansas State Extension Office
 - a. Pond pics and video were reviewed. Rep said pond health looked good now. Look for oily water indicating poor health. Contact Butler County Extension: 316-321-9660
 - b. Health & Maintenance
 - i. Treat for algae when necessary to maintain health of fish and water fowl.
 - ii. Cleaning up the debris and “fort” on North end would not impact the health.
 - c. Shadow Rock must maintain pond perimeter and pond health per CC&R’s. Best Usage will be determined by Butler County.

OLD BUSINESS

- A. Survey on Pond
 - a. Approved in April meeting - HMS has not moved forward yet.
 - b. HMS to get bids from surveyors
 - i. Estimate will be around \$2,400
 - ii. Board knows property lines on north and east side but not west side.
- B. Welcoming Committee Update (non-agenda)
 - a. Committee is looking for to getting new homeowner notification from HMS
 - b. They have emails of each member but need HMS notifications
- C. Design Review Committee Update (non-agenda)
 - a. DRC needs to make its own resolutions/bylaws VIII.8.6, Statement of Policy
 - b. Melinda explained to Dennis, Sai & Trinh & Leigh how to access CINC Portal

- c. There is a DRC submission in portal now.
 - i. HMS received the notification May 1st
 - ii. Discussion on current submission is already 9 days old
 - iii. HMS needs to address software issue that may exist
 - iv. Neither CC&R's or Bylaws address approval times for submissions

Next Meeting Date is June 6th. Leigh Motioned to Adjourn, Stuart Second. Approved.

Meeting Adjourned: at 8:52 pm.

Respectfully submitted: James Hurley, V.P. & Secretary, Shadow Rock LLC HOA
Revision 0

Executive Session Followed
Minutes Private