

SHADOW ROCK HOA BOARD MEETING

Minutes for June 6th, 2024

Revision 0

Presiding Board:

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

HOA Management:

Melinda Osborn, 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) Motioned by James, seconded by Leigh, Vote: All yes, Approved.
- 2) Review & Approve May 2024 Meeting Minutes –
 - a) Motioned by Stuart, seconded by James, Vote: Yes, Approved as noted.
 - i) Add Leigh Rayl reservation regarding private parties. Rev 2.
- 3) Review & Approve May Financials –
 - a) Correct spelling on account name 5030-00
 - b) Flower Beds - \$142/mo. or \$1,700/yr.
 - i) Creation of Monument maintenance Committee?
 - (1) Motion to create, Monument Committee by James, second by Stuart, All vote yes.
 - (2) Modification of Jayhawk Contract to eliminate \$1,700 for Flower Beds
 - (3) Monuments Landscaping – Flowers & Mulch at five (5) entrances (6.1.B)
 - c) Motioned to approve May Financials by Stuart, seconded by Leigh, Vote: All vote yes

HOMEOWNER'S FORUM

- 1) Weekly Mowing & Weed treatment (6.1.B)
- 2) Lack of mowing on Reserve G (east common area)
 - a. Reviewed Mow Map and submit to Jayhawk again with letter of lack of compliance
 - b. Get back-up options to Jayhawk Contract
- 3) Can privacy fences be stained?
 - a. General agreement is yes
 - b. They can also be cleaned with a pressure washer back to original finish

COMMUNITY MANAGER'S REPORT

- 1) Pool System Update
 - a. Chemicals billed out in July from Humble Pool
 - b. Private Pool Party rules
 - i. Board to come up with rules
 1. HMS to quote cost to handle schedule, take deposits, sign agreements
 2. Stuart – can we pay as a POS service rather than a monthly fee to HMS?
- 2) Inspection Report
 - a. Fence issue at 1334 N Shadow Rock
 - b. Fence issue at 1605 Lakeside

- 3) Addition of a 'Hot-spot" internet connection
 - a. Stuart to look into the technology to implement (approx. \$40 - \$50/mo)
- 4) Update on mowing of three (3) RJ Castle undeveloped lots
 - a. They are seemingly mowed bi-weekly by someone for RJ Castle, but are full of weeds which is a violation the Board can fine the developer. Weeds are a nuisance to nearby neighbors.

OLD BUSINESS

- A. Pond Survey
 - a. Reference: Unanimous email approval by Board on 05-13-2024 for survey by Armstrong Surveys for the Shadow Rock Pond boundaries – to be completed two weeks
- B. Design Review Committee Update – Dennis Mangold
 - a. Three properties to review
 - b. Begin creation of Design Guidelines Policies
 - c. Discussed Pink Flag issue
 - d. Postmaster denied gargoyle on mailbox structure
- C. Discussed Shadow Rock 3rd Annual Picnic
 - a. Scheduled date is June 22 at 5:00 pm
 - i. Emails sent out to homeowners on 05-29-2024
 - b. Leigh handed out food & ancillary assignments for Board member duties
- D. Discussed Shadow Rock Pond. Also, discussed removal of "fort" from NE side of pond access path.
 - 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 (ref email dated 05-13-2024)
 - b. HMS reached out to a pond expert – he does a few properties
 - c. Brian Adelhardt – Adelhardt Lawn & Pond
 - d. Get an estimate for his recommendations
 - e. Refer to Pond committee
- E. Donation to Peace Lutheran of \$200.00 - Paid

NEW BUSINESS

- 1) DRC Committee Updates
 - a. Use of Resolutions to modify CC&R's
 - b. Approval of existing Initial Policy Resolution by Stuart for:
 - i. 5 trees total – 3 Front, 2 Rear
- 2) Authority challenged to implement the Board Resolution affirming the Five tree total - 3 in front lot, 2 in rear lot
 - a. Leigh – DRC has final say over Board
 - b. Stuart - Board has final authority since it appoints and can remove/alter DRC
 - c. Melinda – DRC purview is for approved homeowner changes that are final
 - d. Homeowners present feel one tree or no tree is allowed
 - i. Sai Muntimadugu– Developer told him he needs no trees
 - e. Six signatures required to overturn Board action
 - i. Stuart – Six (6) signatures of homeowners in good standing to call a special election to discuss the Resolution
- 3) Motion to create new Pond Committee and to appoint:
 - a. Chris Robrahn – Chair, Jim Hurley Member at Large

- b. Motion to create and approve: by James, seconded by Stuart, Vote approved
- 4) Pool Updates
 - a. 'No Diving' sign relocation & mounting
 - i. James to mount near deep end on fence
 - b. Extra "Rules" sign location & mounting
 - i. New rules approved – slightly different than old rules sign – but they need to match so two new signs are required
 - ii. Motion to approve two new 'rules' sign by Stuart, second by Leigh - Approved
 - c. Pool Card System update
 - i. Stuart Action Items to check viability of a mobile hot spot
 - d. Mobile Wi-Fi Hot Spot for Internet, Pool Card & Cameras access & control
 - i. Cost: Stuart believes it's around \$50/mo
 - 1. Wi-Fi allows remote monitoring of Pool Card, changes and video monitoring of vandalism in real time.
 - e. Relocation of First Aid Kit – currently located in Women's rest room
 - i. Kit is only a few bandages in a plastic container and not marked.
 - ii. Motion to purchase two (2) new kits – one for each restroom
 - iii. Need a sign stating First Aid Kits Located Inside Restrooms
 - 1. Melinda to get quote for sign
 - f. Who sprays insecticides at Pool?
 - i. Currently not done by anyone – James to monitor
 - g. Who is responsible for the maintenance of flowers and shrub replacement?
 - i. Jayhawk does minimal monument flower and shrub maintenance.
 - ii. Stuart - motion to create Landscape committee, Leigh second. Vote Approved
 - iii. The Board appointed Shari Hurley & Trinh Nguyen

WELCOMING COMMITTEE UPDATE

- 1) One new home is ready for committee Packet
 - a. Pool Key
 - b. Welcome packet
 - i. Welcome letter, pool rules, CC&R and Bylaws

ADJOURNMENT

- A. Next Meeting Date is July 11th. Motioned to Adjourn, Stuart Second James. All vote yes.

Meeting Adjourned: at 8:38 pm.

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

Move to Executive Session at 8:39