

SHADOW ROCK HOA BOARD MEETING

Minutes for July 11, 2024

Revision 1

Presiding Board:

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

HOA Management:

Carrie Draut, V.P. HMS Management
(filling in for Melinda, Property Manager)

Meeting Location: Peace Lutheran Church

Call to order at **6:31** pm by Stuart Yearout.

PRELIMINARIES

- 1) Review & Approve June 2024 Meeting Minutes –
 - a) Motioned by Leigh, seconded by Stuart, Unanimous approval
- 2) Review & Approve June Financials –
 - a) Motioned by Leigh, seconded by James, Unanimous approval

HOMEOWNER'S FORUM

- 1) Jofrey Ruiz: RE: Pond information, what are markers for near his property
 - a) Markers and stakes are from pond property survey
 - b) Duane Osborne's house drains and puddles along with Jofrey's at property borders
 - c) Jofrey wants to make a French style drain or possibly drain it in another way.
 - d) If his action creates a visible riverbed then it will need DRC approval if visible.

COMMUNITY MANAGER'S REPORT

- 1) Pond Survey – Update
 - a. Armstrong's pond survey is partial and only covers west shore. The Board wanted a complete survey of the entire pond perimeter for Pond Committee to use as development basis.
 - b. HMS to inquire with Melinda and Armstrong as to why only a partial survey was done.
 - i. Board should have reviewed bid from Melinda rather than a verbal discussion of price.

OLD BUSINESS

- A. Pond Committee Update
 - a. Pond Survey results determine overall development
 - b. Getting rough bids on tree removal of some cedars at the south end as well as north end
 - c. Getting bids on four (4) signs regarding Shadow Rock, LLC pond ownership
 - d. Fishing rules per State and Local ordinances
 - e. Duane to contribute towards cost of aerators
 - f. All committee members to walk pond for ideas
 - g. All agreed that north shore is the primary focus for development along with care for the NW corner that is overgrowing with weeds, small saplings and poison ivy. It is a blight for bordering homeowners Sayed, Evans and Wells

- B. Design Review Committee Update
 - a. Fencing Issue Update (1601 Lakeside/1605 N Lakeside)
 - i. Jeremy Felts is moving his fence since there is an unmowable gap between his steel fence vs Scott Adams wood fence, installed without DRC permission since it is a privacy fence, not the black iron standard. Board believes Mr. Adams is trying to work with Builder to correct the action but many weeks have passed.
 - ii. Mr. Felts is going to try and correct problem himself since he has earned money he owes his builder as leverage. He has removed his iron fence.
- C. Welcome Committee Update
 - a. Two new homeowners. Welcome packets include pool cards, Bylaws & CC&R's to them.
- D. Monument Committee Update
 - a. Committee hasn't met yet. Leigh Rayl gave Trinh her old plans she developed with former homeowner via Tip Top Nursery.
 - b. Need a budget figure
 - i. \$1,700 for 2025 budget
 - ii. \$1,300 left for 2024
 - c. Ask for volunteers in a Newsletter to assist in clean-up & planting
 - d. Committee to give HMS details on date and duties.
- E. Pool Wi-Fi Hot Spot Update
 - a. Motion to approve \$50/month plus taxes for Wi-Fi hotspot (if auto-pay is set up direct from HMS)
 - b. Wi-Fi allows monitoring of pool entry cards as well as camera monitoring for vandalism & vendor confirmation. It will also provide a convenient Guest Wi-Fi hot-spot.
 - i. Leigh motion to approve, James seconds – Vote unanimously approved

NEW BUSINESS

- 1) DRC Committee
 - a. New Resolutions – mail out newly signed “tree” resolution. Send as a newsletter along all appointed committee's intro's and current pond development information.
 - b. Pending solar panel request for 1618 N Shadow Rock
 - i. RE: An old 2023 request was declined. Realtors that Stuart consulted stated that generally, solar panels don't lower home values but increase DOM.
 - ii. Kansas Legislation failed to limit HOA's authority to ban solar panels
 - iii. HMS recommends getting in line with what may be passed in near future
 - 1. DRC to put together a guideline for solar panels
 - a. HMS to give guidelines on solar to DRC committee
 - b. HMS suggests denying approval 'at this time'
 - i. Homeowner can apply again next year
- 2) CC&R's & By Laws Potential Changes
 - a. DRC needs to create a set of guidelines. Dennis has a copy of another HOA Board's guidelines as an example.
 - b. If changes made to CC&R's, add solar panel amendment as well as a sat dish.
 - c. DRC to be dispersed after last lot is sold for private ownership
 - i. Have HMS Atty look at this for Board (Tim McLemore)
 - d. Board to review CC&R's for changes necessary – review complete by September
- 3) Pond Committee
 - a. Appoint New members:

