

## SHADOW ROCK HOA BOARD MEETING

Minutes for August 1st, 2024

### Presiding Board:

Stuart Yearout, President

James Hurley, Vice President & Secretary

Absent Board Members

Leigh Rayl, Treasurer & Design Review Committee

### HOA Management:

Melinda Osborne, Property Manager

**Meeting Location:** Peace Lutheran Church

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

### PRELIMINARIES

- 1) Lack of quorum prevents voting by board members
- 2) Review & Approve July 2024 Meeting Minutes –
  - a) Tabled for September meeting
- 3) Review & Approve July Financials –
  - a) July Financials N/A as of this date

### HOMEOWNER'S FORUM

- 1) Homeowner: Jofrey, 1426 N Shadow Rock. Discussing a violation regarding a French drain.
  - a) Clerical error. Nothing was submitted and no work done.
  - b) Melinda to discover who called from HMS to authorize his project.
- 2) Dennis Mangold. HOA dues paid, check cleared, but CINC Portal says late payment with a late fee. Also mentioned DRC approval Portal has issues.

### COMMUNITY MANAGER'S REPORT

- 1) Inspection Report – discuss in Executive Session
- 2) Wi-Fi Hotspot update
  - a. Need to have Wi-Fi company direct bill HMS, but have equipment go directly to HMS. Stuart will supervise installation. Guest Wi-Fi will be available to homeowners
- 3) HMS Attorney response
  - a. Attorney counsel after DRC and Board review CC&R's as well as By Laws for legality in October
- 4) Summer Newsletter Update –
  - a. Stuart & I reviewed
  - b. Copy to Leigh
- 5) HVAC bids for Pool Bathroom A/C's
  - a. Bid for Epic Heating & Cooling, an HMS vendor said \$110 minimum bill to look at it.
  - b. Table for voting to approve
- 6) Pond Survey update
  - a. Board is satisfied with the current survey of the west side of the pond anyway.

### OLD BUSINESS

- 1) DRC progress on DRC guidelines
  - a. HMS has forwarded sample resolutions which will help the committee move forward
- 2) Solar Panels – Doug Hodgens, BV Power Sales Rep, discussed solar installations
  - a. Board & DRC is trying to write policy to align with future Kansas legislation
  - b. Solar add value to home in many cases (opinion)
  - c. Does not affect property values and enhances it (opinion)
  - d. Thirty (30) states have passed legislation preventing HOA's from banning or major restrictions. Energy has restrictions. 100 Kw is max at this time.

- e. There are approvals to go through from Evergy and County and Evergy must approve it and inspect it before commencing installation. Then a PTO (permission to operate) must be granted.
  - f. Various aspects of installation, ROI, etc. were discussed among homeowners.
  - g. 7-10 year ROI depending on installation and desired energy output
- 3) Pond Committee update – No Update
- 4) Monument Committee update
- a. Had two workdays. Cleaned up front side of 13<sup>th</sup> street entrance
    - i. Boulders now visible
    - ii. Some evergreens trimmed up
    - iii. Planter drip lines to be rearranged
  - b. Looking to plant perennials only for lower cost
    - i. Added free mulch from City of Andover and placed around pool plant beds
  - c. Added gypsum to some flower beds
  - d. Try to find out where/how east entrance bed is watered
  - e. Discuss with “lion” property owners who may know
- 5) Discussion of City of Wichita drought policy
- a. Drought Phase 2 begins Monday August 5<sup>th</sup>.
  - b. Well owners should place a sign that says property has a well for two months
- 6) Pool update
- a. Storage Room organization
  - b. Pool pump controller installation
    - i. Pump runs 9 am to 9 pm – after adjustments and discussion with Humble Pool. Energy saved should be approx. \$185/mo
    - ii. Fire Department rules pool is a private pool based on size and usage
      - 1. Commercial rules do not apply
- 7) Pool Access Cards - Next steps
- a. Stuart has the list of “registered” pool keys
    - i. He has not deactivated those who haven’t registered
    - ii. He is going to hold off until we get the Wi-Fi situation complete.

#### NEW BUSINESS

- 1. TABLE ALL bids until Board can fully meet
  - a. 2025 Landscaping Bids
  - b. 2025 Pool Maintenance bids
  - c. 2025 Irrigation bids
  - d. 2025 Bagworm spraying bids
  - e. 2025 Tree Pruning bids
- 2. Leigh Rayl Landscaping disclosure
  - a. Uses Jayhawk Landscapes

Next Meeting Date is September 12<sup>th</sup> (moved back a week). Dennis motions Motioned to Adjourn, Stuart Seconded. All vote yes.

Exec session at 8:03  
 Ended 8:13

**Meeting Adjourned:** at 8:56 pm.

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