

SHADOW ROCK HOA BOARD MEETING

Minutes for September 12, 2024

Presiding Board:

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

HOA Management:

Kayla Brown, Property Manager

Meeting Location: Peace Lutheran Church Grounds

Call to order at **6:37** pm by Stuart Yearout.

PRELIMINARIES

- 1) Review & Approve August 2024 Meeting Minutes
 - a) Motion to approve: Stuart, Seconded: James, Motion Approved
- 2) Review & Approve August Financials
- 3) Leigh has questions regarding the Lien to RJ and charges HMS Admin
 - a) Want a credit from HMS
 - b) Also, Pool repairs cost. Is it in wrong account. Are we charged for pool repairs?
 - i) No, it was a rebill. Is the \$4,200 legit
 - c) Motion to table: Stuart, Second by Leigh. Approved

HOMEOWNER'S FORUM

- 1) Homeowner: Sai – Tree resolution to remove three tree resolution.
 - a) Need to call a special meeting to get comments from homeowners
 - b) Can we hold a Special before a Board meeting (Yes)
 - i) Can we have a Zoom meeting and an in-person Board meeting?
 - ii) Members can have up to 10 proxies
 - iii) Board members can have unlimited proxies
 - iv) Have it before November Board meeting, first Thursday the 7th.
- 2) Trinh and other et.al: Skunk issue, can build under AC units. Look for holes & gaps

COMMUNITY MANAGER'S REPORT

- 1) 2025 Landscaping Bids
 - a) Jayhawk Landscapes
 - b) Prairie Lawn
 - c) J & J Landscape
- 2) Inspection Report
- 3) Wi-Fi Hotspot update
 - a) AT & T Fiber Installed
 - b) Wi-Fi hot spot will be available next pool season

OLD BUSINESS

- 1) DRC progress on DRC guidelines
 - a. HMS has forwarded sample resolutions which will help the committee move forward
- 2) (Tabled in August) HVAC bids for Pool Bathroom A/C's
 - a. Bid by Epic Heating & Cooling, an HMS vendor said \$110 minimum bill to look at it.

NEW BUSINESS

1. Pool Maintenance Bids
 - a. Humble Pool Bid

- i. Table for discussion in Budget Committee
- 2. Appoint Budget Committee
 - a. Consist of Stuart, Leigh Rayl, James & Shari Hurley
 - b. Motion to approve by James, Seconded by Leigh, Motion approved
 - i. Appoint James, Leigh, Stuart, Shari & Jofrey
 - 1. Motion to approve Leigh, Seconded by Stuart, Approved
- 3. Irrigation Maintenance Bids
 - a. Leigh recommends a irrigation specialist
 - i. One time inspection bid? Adam Harp – Prairie Lawn & Landscape
- 4. Bagworm Spraying Bids
 - a. Tree Top Nursery
- 5. Tree Trimming & Pruning
 - a. Bid from SLM again – Also has spraying and trimming.
- 6. Pool Improvements
 - a. Additional B500 Security Cameras & CAT6 cable (2) \$150.00 Approve Leigh Motion Stuart 2nd
 - b. Security Camera Monitor \$150.00 Approve
 - c. Auto Pool Water Leveler, KONA Labs or Equal \$900.00 (Budget Committee)
 - d. Auto door closers for bathrooms \$150.00 (Budget Committee)
 - e. Re-paint yellow parking stripes & blue handicap symbol (\$145.00) (Budget Committee)
- 7. HOA Dues Increase by \$80.00/yr per homeowner
 - a. Annual fee would be \$800. An Increase of 11.11%
 - b. Raises approximately \$4,000/year needed for HOA maintenance increases, pond development and maintenance as well as Monument landscape and maintenance
 - c. Motion to table to review in Budget Committee after we see what new Landscape bids for 2025 to \$800/yr by James
 - i.

COMMITTEE UPDATES

- 1. DRC Committee Bylaws Update progress
 - a. Need for review next month by the Board (Legal review not required)
 - b. Solar Panels – want to get ahead of it with a resolution to try and align with potential Kansas state laws then amend Bylaws or DRC by-laws.
- 2. Monument Committee update
 - a. Trinh & Shari planted perennials and shrubs in island and in front of monument
 - b. Repaired and relocated irrigation & tested Stations
 - c. Total spent this year \$628.00
 - d. Irrigation for East Monument terminates in back yard of 1342 N Shadow Rock (Lion house)

Meeting Adjourned 7:52 PM Stuart motions to adjourn, Leigh Seconded. All vote yes.

Next Meeting Date is October 3rd.

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