

SHADOW ROCK HOA BOARD MEETING

Minutes for November 7th, 2024

Presiding Board:

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

HMS Property Management:

Carrie Draut, Property Manager

Meeting Location: Peace Lutheran Church Grounds

Meeting called to order at **6:15** pm by Stuart Yearout.

PRELIMINARIES

- 1) Review & Approve October 2024 Meeting Minutes
 - a) Motion to approve: Leigh, Seconded: James, Motion carried
- 2) Review & Approve August & October Financials
 - a) August Financials Acct. 6505-00; Pool Maintenance, error of \$4206.04 should be in Acct 6500-00
 - b) Motion to approve August & September financials by Stuart, Second by Leigh – Motion carried
 - i) These financials approved previously in budget meeting

COMMUNITY MANAGERS REPORT

Nothing to report per Carrie Draut

HOMEOWNER'S FORUM

- 1) Homeowner: No homeowner's comments

OLD BUSINESS

- 1) Landscaping
 - a. Jayhawk needs access to pool to winterize
 - i. Their card was deactivated in the new system transition
 - b. No bid from A&B yet
- 2) Pool & Bathroom Maintenance & Care
 - a. Obtain Humble SOW for their pool bid
 - b. Their bid remained the same for 2025
 - i. Get clarification on cleaning details of bathrooms
- 3) Irrigation Bids
 - a. Irrigation to be maintained by Shadow Rock members
 - i. Stuart Yearout and Jim Hurley
- 4) Bagworm Spraying bid for 2025
 - a. Tree Top Nursery

COMMITTEE UPDATES

- 1) DRC progress on DRC Guidelines/Bylaws
 - a. DRC bylaws nearly completed in next few days ready for review
 - b. Bug in the CYNC Portal app repaired? Yes per Sai Muntimadugu.
- 2) Monument Committee – no updates
- 3) Welcome Committee – no updates
- 4) Budget Committee – no updates

NEW BUSINESS

- 1) Annual Meeting Preparation Discussion
 - a) Board wants to meet the CC&R requirement that indicate we meet in-person.

- b) In-person meetings are more secure
 - i) There will be two mailings
 - (1) One for board qualifications – Ballot qualifications mailed out Nov. 16
 - (a) Board Candidacy letter – Discussion regarding Board positions on ballots and terms
 - (2) One for the ballots – To be mailed out week of Dec. 9th
 - (a) Ballots must be received or dropped ff by Jan. 10th
 - (b) Votes must be done ahead of time. None voting during meeting.
 - (c) To get more votes we could canvas the neighborhood to get proxy votes
 - c) Ballots can be brought to meeting for drop-off. No voting at that time.
 - d) We will have a sign-in sheet of attendees
 - i) Quorum based on members present at time of meeting call-to-order
 - e) Current by-laws state Board Members should have staggered terms for continuity of knowledge and procedure. Is there specific verbiage we need to present to present the terms we will all have. The ballot will address the terms: President (3) years, VP and Secretary (2) years, Treasurer (1) year, new members (1) year
- 2) Discussed appointing of new Committee members for 2025
 - a) To be appointed in February meeting
 - i) DRC Committee
 - ii) Pond Committee
 - iii) Welcome Committee
 - iv) Monument Committee
 - b) Need to advertise for positions in January meeting and appoint in February

Meeting Adjourned 7:07 pm Stuart motions to adjourn, Leigh Seconded. All vote yes.
Next Meeting Date is Annual Meeting on January 16th 2025

*** NEW HOA MEETINGS LOCATION ***

LOCATION: Andover United Methodist Church
1429 N Andover Rd, Andover KS 67002
Room #8

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