

SHADOW ROCK HOA
SPECIAL MEETING
Minutes dated November 7, 2024

Presiding Board:

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

HMS Property Management:

Kayla Borden, Property Manager
Carrie Draut; HMS Vice President

Meeting Location: Peace Lutheran Church

Meeting called to order at 5:30 pm by Stuart Yearout.

DISCUSSION OF PROPOSED LANDSCAPE GUIDELINES

1. Sai Muntimadugo- suggestion of only one (1) tree
2. Steve Owens – He has trees because he wants them but has an issue with forcing any number of trees on a Homeowner, but will live with whatever we decide how is it enforced. (Stuart) The HOA’s job is to protect the property values in the neighborhood. No trees on each property would be wrong, yet a set number could hinder values if too many. (Steve) The amount should be enforced upon sale of the property. (Sai) Feels that’s why he bought here in Shadow Rock because the Builder said he didn’t need any.
3. Steve Owens - Continued asking how did we arrive at five trees in the Resolution. Shari Hurley commented the amount is in the CC&R’s. Steve has several from the original build on the tree-line.
4. Stuart explained the original Builders didn’t follow Guidelines. Each homeowner is responsible for their landscape per the CC&R’s (read applicable section). Stuart then explained why we changed them. The Board lowered the restrictiveness of the tree size, age and dimensions via the resolution.
5. Steve then described his experience and what he thought builders should have done and that homeowners should have choices.
6. Jim Hurley explained about how Developers didn’t follow their own rules. Jim gave examples at Shadow Rock and felt we should keep a rustic look which includes trees. Other subdivisions have and that’s why he likes trees.
7. Steve feels that “evergreens” don’t work here Stuart explains that’s why we took it out. Stuart said 3/2 shrubs and no size requirement.
8. Sai explained a small tree grows fairly quickly rather than buying a large tree at greater expense.
9. Stuart explained current resolution – quoted Resolution dated 20 June, 2024.
10. Leigh mentioned that homeowners have one-and-a-half years to comply.
11. Jofrey Ruiz - Said when he purchased, he was told by Craig Sharp (Builder) that he had to follow the CC&R’s. He put in trees and shrubs as he thought but feels if someone plants by his three to comply with the current Resolution it could look bad. He thinks some guidelines are necessary but too many is not good. He does not have an issue with the current numbers.
12. Stuart doesn’t want to be a babysitter but just wants to have a fair guideline.
13. Margaretta Watkins – Some yards are built for three trees and she thinks hers is not. She Feels the time to do it is when the irrigation is laid out originally. She feels the end of 2025 to comply is OK. She doesn’t feel more trees adds value and that a clean landscape is worth more.
14. Trinh Nguyen - Thinks a certain number of trees can add value as compared to a property without trees.
15. Stuart explained the compromised of the Resolution vs the original CC&Rs again. We want to have an appropriate compromise to hold everyone accountable to meet the guidelines.
16. Shari Hurley recommended we have a minimum of two trees in the front yard and no requirement in the back.
17. Carrie Draut (HMS V.P.) – Another community they serve had a requirement for four trees but decided on two trees as four could be too many for some lots. Same number of shrubs was required.

18. Leigh Rayl - Pointed out that a certain home on the 1st cul-de-sac couldn't plant two in the front. She suggested we should have two trees and leave the verbiage in for "a case-by-case basis'.
19. Stuart – does everyone agree on two trees in front- four foot minimum, any species, no requirement for back yards, 5 shrubs minimum in the front yards?
20. Leigh – We need a specific shrub requirement for the front yards.
21. Jim Hurley – In defining trees, a Juniper is a tree but an Arborvitae is not.
22. Stuart – Margaretta is right, care is more important than quantity
23. Stuart – Motion to approve new resolution, second by Leigh- Motion carried unanimously (8 homeowners)
 - a. Two trees any species front yard, 4 ft tall
 - b. Cul-de-sac on case by case
 - c. No rear yard required
 - d. 5 shrubs in total in front yard
 - e. End of 2025 compliance

Meeting Adjourned 6:15 PM Stuart motions to adjourn, Leigh Seconded. All vote yes.

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