

Shadow Rock Homeowners' Association

2024 Annual Meeting

January 25, 2024 at 6:30 p.m. Via Zoom

Attendees: Stephanie Ayesh, Audra Bell, Helen Farrelly, James Hurley, Sarah McFarlane, Aruna Muntimadugu, Trinh Nguyen, Leigh Rayl, Chris Robrahn, Surendra Verma, Stuart Yearout, and Mr. Zerger.

HOA Management Community Manager - Carrie Draut

A roll was taken to confirm the HOA members present.

The Shadow Rock bylaws do not require any quorum for the Association to conduct business.

At 6:40 there was a move to call the Meeting to order. Leigh Rayl moved, Trinh Nguyen seconded and the Meeting was called to order.

Stuart Yearout conducted the Meeting.

- All present confirmed that they had received the budget, agenda and annual meeting notice.
- Approval of the 2023 Annual Meeting Minutes was not needed since it was approved at a prior HOA Meeting.
- Stuart Yearout presented the 2023 Presidents' Report: The Pool was opened, the Annual Cookout was a huge success and the Bylaws were approved by the Shadow Rock Residents.
- Financial Report for 2023: Annual budget - \$36,720.00, Actual budget - \$41,519.38. Total Carry Over - \$8,461.67.
- Proposed 2024 Budget: \$36,720.
- We may need to replace the pool liner this year. Last year it was repaired.
- HOA Board Election Results - James Hurley, Leigh Rayl and Stuart Yearout were elected.
- Question by resident - Why were only 3 of the 4 candidates elected to the Board?
Answer - To be a Board Member, each candidate needed to have more "yes" votes than "no" votes in order to be elected to the Board.
- At the next HOA Board Meeting on March 7, the Board Members' positions will be determined.

- A resident suggested that in the future Elections the Candidates submit a brief bio. This information would help the residents determine who they'd like to vote for.
- A suggestion was made that HOA create a Shadow Rock Directory. Stuart said that this would be discussed at the next Meeting.
- HOA Board Meetings are held at 7 p.m. on the first Thursday of every month from March thru October. Meetings are held at Peace Lutheran Church, 405 W. 21st, Andover.
- A Zoom Meeting was held today in hopes of having better attendance.
- Register at Shadowrockandover.org to view information concerning Shadow Rock. The Bylaws are found at the bottom of the page.
- The Resolution for Basketball goals has been established. The Board is working on establishing a Landscape Resolution.
- James Hurley mentioned Blue Laws in other states. He asked about the Kansas law. HOA Management will check on this law.
- James Hurley questioned if it was legal to have only 3 Board Members. Stuart stated that we need residents who want to participate on the Board. This Election only 4 residents submitted their names to be a candidate. Our bylaws state that the HOA Board can consist of 3 to 5 members. This meets State law requirements.
- Jaimes Hurley introduced himself and shared his HOA Board experience.

At 6:57 p.m. a motion was made to adjourn the Meeting. Leigh Rayl made the motion and James Hurley seconded it.

The Meeting was adjourned.