

SHADOW ROCK HOA BOARD MEETING

Minutes for February 13th, 2025

Presiding Board:

Stuart Yearout, President
James Hurley, Vice President
Leigh Rayl, Treasurer
Jofrey Ruiz, Secretary
Dennis Mangold, Member-at-Large

HOA Management:

Allison Buckley, Property Manager

Meeting Location: Andover United Methodist

Called to order at 7:00 PM by Stuart Yearout.

PRELIMINARIES

- 1) Review & Approve Annual Members' Meeting Minutes
 - a. Motion to approve: Stuart, Second: Jim, Motion carried
- 2) Review & Approve Financials
 - a. Motion to delay the review to March (due to outstanding questions with Water bill): Leigh, Second by Stuart. Motion carried

HOMEOWNER'S FORUM

- 1) N/A – No reports or issues were presented to the board for this meeting.

COMMUNITY MANAGER'S REPORT

- 1) Allison states she visually inspected the community earlier in the week and has no major updates to report.

OLD BUSINESS

- 1) Board will need to review several landscaping bids received from HMS.

NEW BUSINESS

1. Pool Opening – Soft open on the May 16th. Motion to approve: : Stuart, Second: Jim, Motion carried
2. Tentative BBQ Date – June 7th, Motion to approve: Stuart, Second: Jim, Motion carried
3. Presentation on Prairie Grass by Brad Guhr (Dyck Arboretum) for the renovation of Reserves F & G
 - A seeded approach is the most cost-effective based on the size of the area.
 - Wichita falls in the mixed-tall grass zone.
 - Seeds will need to germinate through the winter season
 - After seeds take root, the area requires minimal maintenance (annual mowing or hand pulling) to prevent tree seeds from settling.
 - Planning out a mix of shorter grasses (like buffalo grasses) can create buffer zones and pathways that segment out the tallgrass and wildflower zones.
 - Recommended seed vendor can work with us to provide the appropriate mix of seeds that addresses both our erosion and lack of irrigation issues.
4. New Pool A/C Units, Bid from Ball Heating and Air (~\$6800) – Motion to approve: Leigh, Second: Stuart (This is a reserve fund not from general) Motion carried
 - a. No vote from Dennis
5. Pool Care & Maintenance
 - a. Humble Pool Bid - Motion to approve: Stuart, Second: Jim, Motion carried
6. Irrigation Maintenance Bids
 - a. Tabled to the March meeting to review new bids received at the beginning of the meeting.
7. Bagworm Spraying Bids – (Tree Top Nursery)

- a. Tabled to the March to refresh bid (bid received in Oct 2024)
8. Pool Improvements
 - a. Auto Pool Water Leveler, KONA Labs or Equal (\$1000.00) – Motion to approve: Stuart, Second: Dennis, Motion carried
 - b. Auto door closers for bathrooms \$200.00 – Motion to approve: Stuart, Second: Leigh Motion carried
9. Non-renewal of HMS: Motion to approve: Stuart, Second: Jim – Motion carried
 - a. No vote from Dennis.

COMMITTEE UPDATES

1. DRC Committee Bylaws Update progress
 - a. Email announcement for DRC – Trinh will reach out to Allison and coordinate the distribution of the announcement.
 - b. A newsletter will be sent to the community to announce/advertise the DRC Committee. This will be coordinated by Trinh.
2. Monument Committee – This will be included in the email announcement and newsletter.
3. Welcome Committee – This will be included in the email announcement and newsletter.

Meeting Adjourned 8:33 PM, Stuart motioned to adjourn, Leigh Seconded. Motion carried.

Next Meeting Date is March 13th

Respectfully submitted: Jofrey Ruiz, Secretary Shadow Rock LLC HOA