

SHADOW ROCK HOA LLC
Minutes of Special Meeting
Tuesday, April 22, 2025

PRESIDING BOARD IN ATTENDANCE:

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

RESIDENTS IN ATTENDANCE: (in no particular order)

- Trinh Nguyen
- Helen Farrelly
- Tim Zerger
- Janice Zerger
- Alixandra Orza
- Sai Muntimadugu

MEETING LOCATION:

- Yearout, Stuart. “Special Meeting Regarding Rentals in Shadow Rock” *Proposed Amendment to CCRs*, April 2025, <https://us04web.zoom.us/j/74642107256>

I. CALL TO ORDER

- a. Meeting called to order by Stuart Yearout at 7:02PM

II. PRESENTATION OF PROPOSED COVENANT AMENDMENT

- a. Following the presentation, Helen Farrelly recommended modifying the language in the “Rental” definition (Article 1.16) to encompass a broader range of potential parties classified as “renters”.
- b. A brief discussion was conducted and all attendees agreed to change the wording in Article 1.16 from “a non-member party” to “any party”.

III. VOTE TO APPROVE COVENANT AMENDMENT

- Jofrey Ruiz, Yes
- Helen Farrelly, Yes
- Alixandra Orza, Yes
- Dennis Mangold, Yes
- Leigh Rayl, Yes
- James Hurley, Yes
- Sai Muntimadugu, Yes
- Tim & Janice Zerger, Yes
- Tom Calderera (Leigh Rayl, Proxy), Yes
- Greg Woodward (Leigh Rayl, Proxy), Yes
- Dustin Kuhn (Leigh Rayl, Proxy), Yes

IV. APPROVAL OF AMENDMENT & NEXT STEPS

- a. The amendment to the Shadow Rock CC&R’s has been approved by vote. Article 5.37 will take effect on 04/22/2025.
- b. The Amendment will be submitted to the Butler County Register of Deeds by Jofrey Ruiz.

V. ADJOURNMENT:

- a. Motion to adjourn: Stuart, Second: James, Motion carried at 7:16PM

VI. Minutes submitted by: Jofrey Ruiz, Secretary