

SHADOW ROCK HOA BOARD MEETING

Minutes for May 8, 2025

Presiding Board in Attendance:

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

HOA Residents in Attendance:

Shari Hurley, Trinh Nguyen, Alixandra Orza, Tim Zerger, Kyle Coday

Meeting Location: Andover United Methodist Church

I Call to Order: 7:00 PM by Stuart Yearout.

II Approval of April Meeting Minutes: Motion to approve – Leigh. Seconded by – Stuart, Motion Carried

III Approval of March & April Financials:

- a. Motion to approve March Financials – Leigh, Seconded by – James, Motion Carried
- b. Motion to approve April Financials – James, Seconded by – Leigh, Motion Carried

IV Members Forum:

- a. Trinh Nguyen reported that the vacant lot at 1526 N Shadow Rock Drive requires mowing, as it has become overgrown with tall grass and weeds.
 - i. The Board will arrange for the mowing of this lot and charge the costs back to the builder/owner in accordance with our community bylaws.
- b. Alix Orza reported an accumulation of construction materials in the vacant lot at 1538 N Shadow Rock Drive. She has experienced multiple tire punctures from nails and suspects they originated from these piles.
 - i. Stuart will contact RJ Castle to ensure the lot is cleared now that construction on 1544 N Shadow Rock Drive is complete.

V Old Business:

- a. Common area development
 - i. Next “Community Work Day” scheduled for May 24, 2025 at 8:00AM. Information to be communicated to the community electronically.
- b. Committee projects
 - i. Pond (Tree Trimming and Muskrat Trapping Update)
 1. Tree Trimming is ongoing and will continue at the next Community Work Day.
 2. Stuart has built Muskrat Traps and will coordinate with Jofrey to deploy into the pond.
- c. Discuss possible changes to Shadow Rock bylaws:
 - i. Change of Domicile Address

1. Change is in progress. Stuart is working on establishing a registered agent and filing the necessary paperwork.
- ii. Addition of restrictions on home rentals and short-term rentals.
 1. The Third Amendment to our HOA CC&Rs was deliberated and voted upon during the Special Meeting held on April 22nd. The amendment received unanimous approval and will be duly recorded with all relevant governing agencies.
- iii. Removal of non-applicable and archaic clauses.
 1. Motion to approve the formation of a CC&R Review Committee – James, Seconded by – Leigh, Motion carried.
 - a. Committee will be comprised of Stuart Yearout, Leigh Rayl, James Hurley, Alixandra Orza, and Dennis Mangold.
- d. Filing w/ County CC&R Amendment III
 - i. In progress and expected to be completed and verified by the next Board Meeting.
- e. RJ Castle billing as Landlord
 - i. RJ Castle has been successfully added to PayHOA and has provided the assessment fees for 1514 N Shadow Rock Dr.
- f. Dues and violation enforcement
 - i. The topic has been deferred to a future meeting.
- g. Update – Shadow Rock LLC correction by HMS
 - i. LLC designation has been restored by the Office of the Kansas Secretary of State.
- h. Humble Pool Re-quotation & Pool Update
 - i. Board has decided that a re-quote is unnecessary and will continue with the approved quote and contract with Humble.
 - ii. Parking lines will be repainted by James Hurley.
- i. Randy Rohr & Monument C Irrigation
 - i. Randy is working on acquiring additional quotes and itemized information to present to the board. Further discussion is required when information is available.

VI New Business

- a. Next Pond – Work Day (Tree Trimming and Burn Permit)
 - i. A burn permit has been obtained by James Hurley and is valid for one calendar year. James will liaise with the relevant city authorities to ensure compliance with our initiatives.
- b. Replace Pool Flower Beds Solar Lighting
 - i. Board members will look into various lighting and pricing options in preparation for review at the next Board Meeting.
- c. Securing the pool cedar fence.
 - i. Following thorough deliberation, the board has concluded that further measures to prevent unauthorized access to the pool by jumping the fence are not required at this time. This matter may be reconsidered in future meetings should the need arise.
- d. Suggestions for the large dirt strip between the pool and basketball court.

- i. Further deliberation is necessary to identify the most effective strategy for minimizing water accumulation or ponding in the area, while ensuring sufficient drainage.
 - ii. James Hurley has volunteered to work with Humble on potential solutions on limiting the “backwash” from the pool to control the amount of water flowing into the area.
 - e. Baseball Batting Cage
 - i. Stuart to review HMS document archive for the original request provided to the board. Further discussion will be necessary when the documentation is available.
 - f. E-mail blast – reminders for tree resolution and deadlines for DRC approvals
 - i. Stuart will manage the email notification to update the community on recent developments and upcoming events.
 - ii. DRC has processed all pending requests in PayHOA.

VII Committee Updates:

- a. DRC
 - i. DRC provided their operating guidelines for review and discussion.
- b. Welcoming Committee
 - i. Welcome baskets have been provided for all new residents of the community.

VIII Adjournment

- a. The meeting was adjourned at 8:29PM by Stuart.

IX Executive Session

- a. Executive session was held from 8:30PM to 8:58PM.

X Minutes submitted by: Jofrey Ruiz, Secretary