

SHADOW ROCK HOA BOARD MEETING

Minutes for June 12, 2025

Presiding Board in Attendance:

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

HOA Residents in Attendance:

Laura Warren, Shari Hurley, Tim Zerger

Community Police Liaison in Attendance:

Ofc. Richard Scott, Andover PD

Meeting Location: Andover United Methodist Church

- I Call to Order:** 7:03 PM by James Hurley.
- II Approval of May Meeting Minutes:** Motion to approve – Leigh. Seconded by – James, Motion Carried
- III Approval of May Financials:** Motion to approve – James, Seconded by Jofrey, Motion Carried
- IV Members Forum:**
 - a. Laura Warren raised the issue of excessive speeding in our neighborhood and asked about possible measures to reduce it.
 - i. Board members mentioned that they would reach out to the City of Andover to explore available options and the necessary requirements.
 - ii. Officer Scott noted that the Andover Police Department might be able to deploy a traffic and speed monitoring device to assist in addressing the issue.
- V Old Business:**
 - a. Common area development
 - i. After discussion, the next Community Work Day is scheduled for Saturday, July 12th from 8 AM to 12 PM, weather permitting. Communication will be sent electronically to the community. Motion to approve the event – James, Seconded by Jofrey, Motion Carried
 - b. Replace Pool Flower Beds Solar Lighting
 - i. Topic tabled to a later meeting.
 - c. Suggestions to further secure pool house fence – Kids captured on video scaling fence.
 - i. After discussion, the board concluded that the current measures are adequate for monitoring unauthorized access to the pool. The existing process of contacting individuals identified on CCTV footage or providing

- the footage to the Andover Police for trespassing and damages should be sufficient. This topic can be revisited at future meetings if necessary.
- d. Possible solutions for the eroded area between the pool and basketball court.
 - i. After thorough discussion, it was agreed to reassess the area in question once the soil has sufficiently settled from the recent rainfall, potentially following the next Community Work Day. This topic will be added to a forthcoming meeting agenda.
 - e. Baseball Batting Cage
 - i. Board has decided to review any historical documentation regarding the batting cage and will revisit this topic later.

VI New Business

- a. Pool Party Update
 - i. After discussing community response to the Pool Party, a motion to cancel the event was presented by Jofrey, seconded by Leigh, and carried forward.
 - ii. Potential next steps were discussed and may be added to a future HOA meeting agenda for further discussion.
- b. Status of dead trees on Castle lot
 - i. Topic to be discussed in Executive Session
- c. DRC, Project Approvals & Violations
 - i. Topic(s) to be discussed during Committee Updates or Executive Session.
- d. Pool Update
 - i. Liner condition
 - 1. James has observed signs that could indicate holes in the pool liner, which might be causing it to deteriorate faster than expected.
 - 2. The Board has decided to closely monitor the issue and will initiate the process and planning for repairing or replacing the liner if necessary in the near future.
 - ii. Equipment Update
 - 1. James reports that the Auto-leveler is now installed and functioning as expected.
 - iii. Backwash Piping
 - 1. Topic is related to the erosion occurring between the pool and basketball court. We will continue to assess the issue and review at a later meeting.
- e. CC&R & Bylaw mods
 - i. No updates, topic to be revisited at the next meeting.

VII Committee Updates:

- a. Pond Committee
 - i. Tree trimming is ongoing as weather permits. Further discussion is required to determine the most effective method for removing the trimmings from the area. An assessment will be conducted before or at the next Community Work Day with the intent to review at a subsequent HOA meeting.
 - ii. Trapping efforts have been delayed due to weather; however the plan is to set the traps into the pond and notify the community as soon as possible. More information will be available at the next HOA meeting.

VIII Adjournment

- a. The meeting was adjourned at 8:53PM by James. The next meeting will be held on Thursday, July 10, 2025, 7:00PM at Andover United Methodist Church.

IX Executive Session

- a. Executive session was held from 8:55PM – 9:05PM.

X Minutes submitted by: Jofrey Ruiz, Secretary