

SHADOW ROCK HOA BOARD MEETING

Minutes for July 10, 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, Tim Zerger, Trinh Nguyen

Meeting Location: Andover United Methodist Church

I Call to Order: 7:01 PM by Stuart Yearout.

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

III Approval of June Financials: Motion to approve – Jofrey, Seconded by Stuart, Motion Carried

- a. Leigh summarized the HOA financials and reported the number of units with unpaid semi-annual dues.
- b. Motion to consolidate bank accounts (\$500) and move funds into a CD – James, Seconded by – Stuart, Motion Carried

IV Members Forum:

- a. Dirt bikes and golf carts have been reported speeding and recklessly driving along Shadow Rock and Lakeside.
 - i. Board recommends that Andover PD be notified when these events occur. We have included these concerns in our communications with the City and Police. City has stated that a speed study will be conducted for the neighborhood. The Board will check-in on the status of the study and any procedures that could aid in the reporting and enforcement efforts.
- b. Pool house egress concerns
 - i. Key card system was installed with the guidance of the Fire Marshall.
 - ii. Stuart will look into removing the door knob and closing the space with a metal plate. This can aid in opening up the space around the card key magnet.
- c. Rental property bylaw
 - i. Board recommends that any questions and inquiries can be directed to the board either by email or presented in person at board meetings.
- d. Clean-up after 4th of July fireworks / Fireworks thrown into pond
 - i. A reminder email will be sent to encourage residents to be mindful of the trash and litter resulting from fireworks. We will kindly ask everyone to be

considerate of neighbors by cleaning up any debris, especially if it has spread beyond their own property.

- ii. Andover PD will be notified if individuals are observed to be throwing fireworks into the pond. This will also be included in the reminder email to residents.

V Old Business:

- a. Common area development
 - i. Muskrat Trapping – In progress, however no muskrats have been caught. Inspection of old dens/burrows show no signs of life. Board agrees to continue trapping efforts for the remainder of the summer should any muskrats migrate into the pond area. Traps will be cleaned up and put away at the end of August.
 - ii. Next Pond Work Day
 1. James and Tim confirmed that if the weather is cooperative they will be at the pond to perform additional clean-up work.
 - iii. Pool flowerbed/path lighting
 1. More analysis will be required. The topic will be revisited in a future meeting.
- b. Status of dead trees on Castle lot – Violation notice?
 - i. Castle has been notified of the piles of building materials and tree cuttings on the lot, and are currently on the 2nd Violation notice.
 - ii. 2nd Violation Notice deadline is July 26, 2025.
- c. DRC, Project Approvals & Violations
 1. Batting Cage
 - a. The Board will reach out to the homeowner regarding options for the batting cage if the homeowner chooses to sell the property.
 - b. Motion to draft a correspondence to the homeowner – Leigh, Seconded by – Jofrey, Motion Carried
 - i. “No” vote from James.
 - c. Stuart to draft the letter.
- d. Speed bump and speeding
 - i. James has reached out to both the City of Andover and Andover Police regarding the issue and has initiated the process for a speed study to be performed for the neighborhood.
 - ii. Richard Lanzrath, Director of Public Works & Utilities for the City of Andover, has confirmed via email that he will coordinate with Andover Police to complete the speed study. He will reach out to James and the Board once the study has been completed, and the data has been analyzed.
- e. Pool Update
 - i. Liner Condition
 1. The board has agreed to monitor the condition of the liner closely to determine whether it will require replacement within the next two years.
 2. Chemicals may need to be purchased during winterization of the pool to prevent severe algae growth. This will be revisited in a future meeting.

- ii. Equipment Update
 - 1. James reports that pool systems and new AC unit are operating okay.
- iii. West pool fence “dirt/trench” & backwash drainage piping.
 - 1. James proposed configuring pipes to allow drainage to flow towards the sidewalk.
 - 2. Board agreed to review budget and explore options to address the issue. Will continue discussion at a future meeting.
- f. Monument irrigation
 - i. Valve leak repair
 - 1. Board reviewed a proposal for irrigation repair to address the issue.
 - 2. Motion to approve the repair (~\$207.00) – Leigh, Seconded by – Jofrey, Motion Carried
 - ii. Reserve E irrigation repair
 - 1. Topic tabled to a future meeting to allow Board to review Easement Requirements.
 - 2. Jofrey will conduct analysis for the Easement Requirements and report at a future meeting.
 - iii. Tree Spraying
 - 1. James will reach out to Tree Top regarding the details for the spraying to be performed in the neighborhood.
 - iv. Tree Trimming / Tree Wrapping
 - 1. James will reach out to Tree Top and SLM for quotations and service details.

VI New Business

- a. Covenant/Bylaw Committee Meeting Date
 - i. Tentative date for the first committee meeting is set for 8/11/2025, via Zoom. Invites to committee members will be sent out by Stuart.
- b. Notify residents of free firewood
 - i. Topic to be reviewed at the next meeting pending the outcomes of the July 12th Community Work Day.
- c. Continue as LLC or change to Nonprofit
 - i. Leigh reached out to an attorney regarding the benefits of setting the HOA as a nonprofit. The Board agreed that the benefits of converting are worth further consideration.
 - ii. Leigh will coordinate any communication with the attorney, if needed.
 - iii. Motion to start the process of converting HOA – James, Seconded by – Jofrey, Motion Carried
 - 1. “No” vote from Dennis
 - iv. Jofrey will conduct review of tax considerations that could affect the HOA after conversion.
- d. Poll residents – Asking ideas for neighborhood gatherings.
 - i. Jofrey will draft a survey for the Board to review.
 - ii. Poll to be posted online on the Shadow Rock Facebook page.
- e. CC&R & Bylaw mods

- i. Stuart will draft and send a reminder email about the upcoming CC&R tree amendment deadline.

VII Committee Updates:

- a. Pond – Tree Trimming and Muskrat Trapping Update
 - i. Updates were provided during Old Business review.
- b. DRC
 - i. Trinh presented the final draft of the DRC guidelines.
 - ii. A meeting will be held on 7/16 for the committee to review and finalize the committee guidelines. Meeting to be held on Zoom.

VIII Adjournment

- a. The meeting was adjourned at 9:08PM by Stuart. The next meeting will be held on Thursday, August 14, 2025, 7:00PM at Andover United Methodist Church.

IX Executive Session

- a. Executive session was held from 9:09PM – 9:19PM.

X Minutes submitted by: Jofrey Ruiz, Secretary