

SHADOW ROCK HOA BOARD MEETING

Minutes for August 14, 2025

Presiding Board in Attendance:

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

HOA Residents in Attendance:

Duane Osborne, Sai Muntimadugu, Shari Hurley

Meeting Location: Andover United Methodist Church

I Call to Order: 7:05 PM by James Hurley.

II Approval of June Meeting Minutes:

- a. Approved as amended to note the DRC (Committee Update B) item was a "rough draft" rather than "final draft."
- b. Motion to approve – Leigh. Seconded by – James, Motion Carried

III Approval of June Financials:

- a. Leigh noted a few late dues payments (mostly due to home sales), but overall, finances are stable. Decision to roll savings into a CD for better interest
- b. Motion to approve – James, Seconded by Jofrey, Motion Carried

IV Members Forum:

- a. Duane Osborn discussed pond algae issues, history, and treatments.

V Old Business:

- a. Shadow Rock speeding concerns
 - i. City of Andover posted speed monitors across of the Pool House. Board awaiting study results from the City.
- b. Muskrat trapping update
 - i. No recent activity. Trapping suspended due to pond conditions. Will revisit before spring.
- c. Conversion of LLC status to Non-profit
 - i. Jofrey reported that converting the HOA to non-profit offers significant community benefits and is a straightforward process focused on correct IRS filing (Form 1120-H) and state paperwork to exempt funds from taxable income. He emphasized the importance of having the accountant review compliance, especially regarding gains from bank CDs and interest payments. The topic will be revisited at a future meeting.
- d. Tree Trimming / Wrapping update
 - i. James stated that he is awaiting action from vendor (Treetop). Eight trees identified for wrapping. He is waiting for an additional bid from SLM.

Discussion on rates/season for larger removals and best timing. James will obtain more bids and investigate off-season rates for potential savings.

- e. Pool backwash piping update
 - i. James presented that backwash not yet addressed. However, with the pool closing soon, this topic can be reviewed at a subsequent meeting.
- f. 13th Street irrigation valve repair
 - i. James reported that the 13th Street irrigation valve leak repair is complete. Brown patches in the area may be due to worms or grubs.
- g. Analysis for Easement Requirements
 - i. Jofrey reported that the best way for the HOA to enforce easement rights is through the CC&Rs. If the CC&Rs clearly define the location, purpose, scope, and limitations of the easements and are recorded with the Butler County Register of Deeds, the HOA will have community consent and the easements be a matter of public record. He recommends clearly defining easement language as the CC&Rs are updated. The board will look into consulting with an attorney to ensure the language secures these rights permanently. The HOA may already have rights for maintenance and utilities, but the board needs to carefully review the current document.
- h. Community Event – Poll Update
 - i. Jofrey reported that the poll sent out through the community Facebook page unanimously supported a Halloween party. Eight responses were received and were all in favor. Leigh volunteered to reach out to the community to recruit assistance to coordinate the event.

VI New Business

- a. Pond algae issue
 - i. Duane reported multiple copper sulfate treatments have improved the pond algae overbloom. He recommends aeration for continued algae control and presented equipment options (electric vs. solar), installation, and maintenance considerations, with estimated costs of \$1,000–\$3,000+ plus additional electrical installation expenses. Duane agreed to obtain additional bids so the board can compare pricing and review the overall cost. The board will review aeration options and pricing at a future meeting.
- b. Pool access revocation due to non-payment of dues.
 - i. The board agreed to revoke pool access for delinquent units. They will also implement an annual process to inform the community of pool rules via email and Facebook, and require an electronic agreement to the rules through the PayHOA app each year.
 - ii. Motion to approve pool access revocation - Leigh, Seconded by James, Motion Carried
- c. Tree Trimming – Additional Quotes
 - i. James reported further vetting of vendors for trimming, removals, and wrapping is required. Discussion on necessity and process for approval—some items can be handled by off-season rates if not urgent. More bids being sourced; preference for certified arborist.
- d. Common Area Development

- i. Reserve G to be prepped for Buffalo grass this fall pending funds. Project may be pushed out until 2026 due to budget priorities. Board will revisit the topic in a future meeting.
- e. Replacement of pool chairs and lounges
 - i. James reported that some of the furniture is beyond repair. Board will look at replacement costs and options to discuss at a future meeting.
- f. Pool rules and enforcement
 - i. Topic discussed during review of access revocation.
- g. Bermuda grass in playground
 - i. James reported that A&B recommended raising the mow height of the grass to 4 inches to control the Bermuda grass. Based on this recommendation, he will monitor the progress of the grass for the remainder of the season to determine if further action will be required.
- h. Next pond work day
 - i. Tentative schedule set for September 20th pending access to required equipment and/or trailer.

VII Committee Updates:

- a. DRC – Conditional approval was given to RJ Castle to begin construction at 1538 N Shadow Rock. Paint color details are still pending. The DRC will continue monitoring to ensure compliance with guidelines.
- b. CC&R review – The committee is considering changes to the Christmas light guidelines due to scheduling and cost implications for community residents. The board will consider allowing units to turn on lights earlier for this year. This topic will be revisited at the next meeting.
- c. Pond/Monument/Common Areas – Briefly discussed but deferred pending budget review.

VIII Adjournment

- a. The meeting was adjourned at 9:00PM by James. The next meeting will be held on Thursday, September 11, 2025, 7:00PM at Andover United Methodist Church.

IX Executive Session

- a. Executive session was held from 9:00PM – 9:08PM.

X Minutes submitted by: Jofrey Ruiz, Secretary