

SHADOW ROCK HOA BOARD MEETING

Minutes for September 11, 2025

Presiding Board in Attendance:

Leigh Rayl, Treasurer
Jofrey Ruiz, Secretary
Dennis Mangold, Member-at-Large

HOA Residents in Attendance:

Sai Muntimadugu, Tim Zerger

Meeting Location: Andover United Methodist Church

- I Call to Order:** 7:02 PM by Jofrey.
- II Approval of June Meeting Minutes:**
 - a. Motion to approve – Leigh. Seconded by – Jofrey, Motion Carried
- III Approval of June Financials:**
 - a. Motion to approve – Leigh. Seconded by – Jofrey, Motion Carried
- IV Members Forum:**
 - a. Tim Zerger expressed concerns regarding insufficient meeting notifications and irregular email communications. The board agreed to investigate solutions, such as implementing email blasts with agendas and setting up scheduling reminders through the HOA's website and app.
- V Old Business:**
 - a. Pool Unauthorized Use
 - i. Discussion on posting abusers' images on the HOA Facebook page to help identify unauthorized users. Consensus in favor, pending privacy clarity. Improved camera lighting suggested for better identification at night.
 - b. Muskrat trapping update
 - i. Trapping is currently suspended; no further action is needed unless issues recur.
 - c. Pond algae issue
 - i. The board is awaiting detailed cost estimates for the aerator installation, encompassing the pump, electrical work, and platform construction. Board members emphasized the need for a full breakdown of expenses to accurately assess the impact on the overall budget.
 - d. Pool Access Privilege Revocation
 - i. Confirmed: Nonpayment of dues will result in revoked pool access; previously approved by board vote in August.
 - e. Tree Trimming Quotations
 - i. No new updates reported.
 - f. DRC Project Approvals / Violations

- i. One project underway with temporary approval and one violation issued and addressed.
- g. Common Area Development
 - i. The board agreed to the postponement of buffalo grass seeding for Reserve G until a thorough review of actual versus projected costs is completed. They emphasized the importance of comparing the seeding expenses with A&B's current mowing and maintenance costs to make an informed decision. Topic to be revisited when additional information is available.
- h. Replacement of Pool Chairs and Lounges
 - i. Board discussed exploring options for durable furniture; test purchases suggested; possibility of donations discussed linked to potential non-profit status. Topic to be revisited when further cost information is available.
- i. Pool Rules Non-Compliance
 - i. The board agreed to pursue options requiring HOA members to confirm acceptance of Pool House Rules before being granted access next pool season. This topic will be reviewed again when additional details about potential methods for acknowledging the rules are available.
- j. Bermuda Grass in playground
 - i. Agreed to trial mowing height recommendations; follow-up with James pending.
- k. Next Pond Workday
 - i. Tentatively scheduled for September 20, 2025.

VI New Business

- a. Pond algae issue
 - i. Revisited topic; further information required regarding cost and logistics.
- b. Pool Floodlight Sensor Replacement
 - i. Board discussed and recommendation was made to price both sensors and new fixtures. Improved options with integrated cameras discussed.
- c. Placement of Mulch Pile Dump
 - i. Mulch was spread by James prior to HOA Board Meeting; no further updates were provided.
- d. Armyworm Proposals
 - i. Season is largely over; possibility of coordinated treatment and potential discounts for homeowners to be explored for next year.
- e. 2026 lawn and grass treatment proposals
 - i. Option discussed for collective treatment if enough homeowners participate; information to be gathered.

VII Committee Updates:

- a. DRC – Topic discussed during review of Old Business agenda item, no further updates or comments were made.
- b. Pond/Monument/Common Areas – No updates available as key committee members were not present to provide comment.

VIII Additions to Meeting Agenda

- a. Halloween Event Committee
 - i. Leigh inquired about forming a committee for the Halloween party. Dennis advised that event funding requests be submitted via email for board approval due to limited time before Halloween. The board agreed to follow this approach.
- b. Donation to Andover United Methodist Church (AUMC)
 - i. Leigh proposed a \$200 donation to AUMC for facility use. The board unanimously approved the motion, and it was carried.

IX Adjournment

- a. The meeting was adjourned at 7:49PM by Jofrey. The next meeting will be held on Thursday, October 9, 2025, 7:00PM at Andover United Methodist Church.

X Executive Session

- a. Executive session was held from 7:50PM – 7:58PM.

XI Minutes submitted by: Jofrey Ruiz, Secretary