

SHADOW ROCK HOA BOARD MEETING

Minutes for October 09, 2025

Andover United Methodist Church

Presiding Board in Attendance:

Stuart Yearout, President

Jim Hurley, Vice President

Leigh Rayl, Treasurer

Jofrey Ruiz, Secretary

Dennis Mangold, Member-at-Large

HOA Residents in Attendance:

Sai Muntimadugu, Tim Zerger

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

II. Approval of September Meeting Minutes:

- a. Motion to approve – Leigh, Seconded: Dennis, Motion Carried

III. Approval of September Financials:

- a. Motion to approve – Jim, Seconded: Stuart, Motion Carried

IV. Members Forum:

1. Trinh Yearout: KGI redoing property/main connection gas lines in Andover neighborhoods including Shadow Rock, to repair potential leaks.

V. OLD BUSINESS

1. Correction on Christmas lights - November 1, not October - Leigh
 - a. Newsletter states November 1. No correction needed.
2. Halloween party update - Leigh
 - a. Discussion of cancellation details if forecasted weather is inclement
3. Not-for-Profit details
 - a. Easy to perform according to Accountant
 - i. Recommends doing it in January using an Attorney
 1. Estimated Attorney cost \$500
 2. State filing fee of \$300
 - a. HOA will receive an operating agreement from Kansas
 - b. A new EIN will be issued to Shadow Rock HOA
 - c. The HOA will need to change several legal docs referencing new EIN.
4. Review pond improvements including cement pad, electric power, aeration system, installation cost, yearly maintenance and electrician cost for permanent power.
 - a. Jim discussed close estimate of \$900 for Aeration system and \$3,500 - \$4,000 for permanent electric for a total NTE \$5,000. The Board wants a closer cost estimate.

VI. NEW BUSINESS

1. Timeline & procedures for December Board election using new PayHOA app
 - a. E-mail out Election details and Candidate submission note early November.
 - b. Send election detail reminder November 15th
 - c. Deadline to receive Candidate submission by December 1st
 - d. Email ballots to homeowners on December 7th
 - e. Ballots due on January 9th, 2026
2. Bids – Pool Care, Landscaping, Insurance, Tree Spraying
 - a. Pool vendors state too early for Pool bids for accuracy
 - i. Reduced scope of work to save money

- b. Jim recommended purchase of quality pool skimmer net for 2026 budget
- c. Reviewed and compared Landscaping bids
 - i. Get more bids for November Board meeting review
- d. Insurance bids and Tree Spraying bids not applicable at this time
- 3. SLM - vote on remainder of Tree Trimming bid
 - a. Adjustment of SLM tree care bid less Bagworm spraying amount already paid to Tree Top
 - b. Tree removal by SLM already approved and completed
 - c. Remainder of bid for tree care & trimming approved up to \$2,300
 - d. Motion to approve: Leigh, Seconded by: Jim - Motion carried
- 4. TruGreen – Discussion of HOA lawn care discount with 30 home, lawn care contracts
 - a. Dropped – lack of response from TruGreen regarding offer details
- 5. HOA Budget for 2026
 - a. Tabled until November’s Board Meeting
- 6. New pool chairs and recliners for Pool
 - a. Discussed new chair and recliner liners vs new
- 7. Replacement of Auto-Light controls for Pool Spotlights (<\$100)
- 8. Addition of two (2) more security cameras (\$100)
- 9. Pool sign listing Wi-Fi logon & Bluetooth Use (\$50)
 - a. Motion to approve (2) Auto -sensor light controllers, (2) cameras and discussed Wi-Fi & Bluetooth Pool signs for a total up to \$250.
 - b. Motioned by Leigh, Seconded by Stuart – Motion carried
- 10. Need (4) Pond Signs regarding Fishing and Pond Use
 - a. Table discussion and costs for November Meeting
- 11. Enforcement of Pool Rules regarding pets inside of pool fence
 - a. Send out Email blast regarding pool rules before activation/issuance of Pool Key
 - b. Targeted emails to violating homeowner and one (1) week suspension of pool privileges.

VII. COMMITTEE UPDATES

- 1. Design Review Committee
 - a. Received updated information on the new RJ Castle property
 - b. Brick height has been corrected and roof pitches look correct
- 2. Monument
 - a. Dead Arbovitae – Menards has issued a credit
- 3. Landscaping - none
- 4. CCR/Bylaws
 - a. Go through the rest of the documents and propose the updates in 2026 session

VIII. NON-AGENDA ITEMS

- 1. Discussion of Kuhn property sale – Stuart to reply to request
 - a. Potential buyer requesting a separate garage addition
 - b. (Discussion irrelevant since property has since sold)
- 2. Renewal of Reserve CD at new interest rate of 3.77% for 7 months
 - a. May have to open another CD mid term
- 3. Define a standardized process for sending and tracking notices (intent to lien/collect), including registered mail, email confirmations, and repository storage to meet record-keeping obligations.

IX. ADJOURNMENT – Meeting adjourned at 9:02 pm

IX. EXECUTIVE SESSION – Called at 9:02 pm, Adjourned at 9:18 pm