

SHADOW ROCK HOA BOARD MEETING

Minutes for November 13, 2025

Presiding Board in Attendance:

Stuart Yearout, President
James Hurley, Vice President
Leigh Rayl, Treasurer
Jofrey Ruiz, Secretary

HOA Residents in Attendance:

Shari Hurley, Tim Zerger, Trinh Nguyen

Meeting Location: Andover United Methodist Church

I Call to Order: 7:00 PM by Stuart.

II Approval of October Meeting Minutes:

- a. Leigh asked that the October Meeting Minutes (Old Business, Item 3B) note she obtained information from an accountant and attorney, then shared it with the board for review. All matters regarding the HOA's transition to a not-for-profit will now be managed by the Board.
- b. Motion to approve October Minutes as Amended – Stuart, Seconded by – James, Motion Carried

III Approval of October Financials:

- a. Motion to approve – Stuart, Seconded by – Leigh, Motion Carried

IV Members Forum:

- a. The discussion focused on community events, with positive feedback provided regarding the Halloween event.
- b. Suggestions were made for additional activities such as block parties, caroling, progressive dinners, Cinco de Mayo celebrations, food trucks, and outdoor movie nights. There was a consensus to increase the frequency of events to at least twice per year.
- c. The specific frequency for holding events was not determined during the meeting.

V Old Business:

- a. Common Area Development
 - i. Pond Work Day
 1. Plans for pond work day were discussed. Approval to rent wood chipper for cedar cleanup (~\$118 plus tax for 4 hours).
Action: Jim and team to coordinate cleanup and chipper rental; tentative dates were debated.
 2. Motion to approve Wood Chipper – Leigh, Seconded by – Stuart, Motion carried
 3. Volunteers for clearing cedars and spreading wood chips to be coordinated.

4. Muskrat trapping was discussed; no new evidence found so traps will be cleaned and prepped for Spring 2026.
 - ii. Reserve G Development: Maintenance strategies for controlling Bermuda grass discussed; budget limits considered.
 - b. Election Preparation:
 - i. The discussion returned to the October Board Meeting, during which it was decided that future ballots will be distributed electronically through the PayHOA Voting module.
 - ii. The following timeline was established: requests for candidate names are due by December 1, candidate submissions must be received by December 5, ballots will be released on or before December 12, and all votes must be submitted by January 9.

VI New Business:

- a. Landscaping
 - i. Reviewed bids from A&B, Prairie Lawn, Fleming, and Johnson's Legacy. Prairie Lawn recommended by James for mowing and treatment and Johnson's for flower bed maintenance.
 - ii. Motion to approve – James, Seconded by – Stuart, Motion carried
- b. Tree Trimming
 - i. The Board reviewed and discussed the existing contract with Tree Top and agreed to continue their services.
 - ii. The Board reached consensus to include Bag Worm spraying as an additional service, which is not part of the current contract.
 - iii. Motion to approve addition of Bag Worm service – Stuart, Seconded by – Jofrey, Motion carried
- c. Pond Care
 - i. Aeration and electric installation discussed; cost estimates and splitting expenses with neighboring HOA considered.
 - ii. Motion to defer decision to Annual Meeting to allow for member input – Leigh, Seconded by – Stuart, Motion carried
 1. "No" vote from James.
- d. 2026 Budget
 - i. Pool Maintenance Contract:
 1. Compared bids from Elite Pool and Ultra Modern Pool. Motion to contract Elite Pool for 2026 season – Stuart, Seconded by – Leigh, Motion carried
 2. Motion to approve purchase of pool chemicals for winter maintenance (\$300) – Leigh, Seconded by – Stuart, Motion carried
 - ii. Board in agreement to allocate \$2000 for pool maintenance to cover repair and replacement of aging pool furniture.
 - iii. Reserve funds of approximately \$10,599 were allocated to a new 7-month certificate of deposit at a 4% interest rate, enhancing investment yield while preserving liquidity.
 - iv. The Board has agreed to maintain a minimum checking account balance of \$10,000, plus prepaid expenses, with any excess funds transferred annually to reserves in order to preserve cash flow and reserve levels.

- v. The board finalized the 2026 budget, which includes enhanced funding for landscaping, pool maintenance, and community events to more accurately reflect projected costs and anticipated improvements.
- vi. Motion to approve budget for presentation at Annual Meeting – Stuart, Seconded by – Leigh, Motion carried
- e. Annual Meeting & Board Member Election: Preparations are in progress, and notifications regarding candidacy and the election will be distributed accordingly. The election procedure was addressed earlier during the meeting.

VII Committee & Event Updates:

- a. Pond: Continued clearing and maintenance.
- b. Pool: Chemical purchase approved; reviewed bids from Elite Pool and Ultra Modern. Elite Pool recommended based on price and scope.
- c. Monument: Dead arborvitae removal pending; Menard's store credit noted.
- d. Christmas Lighting: Assigned for end of November, coordinated among volunteers.
- e. Welcoming & Event Committee: Budget recommended to be increased to accommodate more homes sold and new members.

VIII Additions to Meeting Agenda:

- a. Resignation Announcement
 - i. Board member Leigh Rayl announced that this meeting would be her last as a member of the board.
 - ii. Her resignation was effective at the conclusion of the meeting.

IX Adjournment

- a. The meeting was adjourned at 9:48PM by Stuart. The next meeting will be the Annual Residents Meeting, Thursday, January 22, 2026, 7:00PM at Andover United Methodist Church.

X Executive Session

- a. Executive session was held from 9:49PM – 10:05PM.

XI Minutes submitted by: Jofrey Ruiz, Secretary