

SHADOW ROCK HOA
ANNUAL BOARD MEETING
Minutes for January 16, 2025

Presiding Board:

Stuart Yearout, President
James Hurley, Vice President & Secretary
Leigh Rayl, Treasurer & Design Review Committee

HOA Management:

Allison Buckley, Property Manager

Meeting Location: Andover United Methodist Church

Call to order at **7:02** pm by Stuart Yearout.

PRELIMINARIES

- 1) Review & Approve November 2024 Meeting Minutes
 - a) Motion to approve: Stuart, Seconded: Leigh; Motion Carried
- 2) Review & Approve November 2024 SPECIAL Meeting Minutes
 - a) Motion to approve: Stuart, Seconded: Leigh; Motion Carried

PRESIDENTS REPORT

1. Clean-up of 13th Street grass & Tree trimming
2. Trimmed, removed weeds and placed mulch at Pool flower bed & monument
3. Installed AT&T fiber optic internet & Wi-Fi
 - a. To have access to pool key cards remotely
 - b. Provide Wi-Fi hot spot for members and guests
 - c. Bought picnic signage and decorations
 - d. Put in shelving to organize pool room
 - i. Put supplies, picnic signage and summer decorations in totes
 - ii. Made room for summer & winter storage of pool equipment
 - e. Increased security around pool with two more cameras

TREASURER'S REPORT

1. Gave operational income and expense totals for 2024 as well as projected financials for 2025
2. Discussed HMS administrative totals from financials for 2024 and expected increases for 2025
3. Listed costs of Utilities of 2024 and projected increases in budget for 2025
 - a. Installed pump controller to save electricity for pool costs
4. Mentioned costs of Pool operations and projections for 2025
5. Listed cost of Landscaping for 2024
 - a. Landscape budget
 - i. Mowing & Care \$9,794 for 2024 but for 2025 it will be \$9600
 - ii. Repairs & maintenance was for 2024, \$1,866 but for 2025 we project \$2,000
 - b. HOA Committees unbudgeted for 2024 will have \$5,500 allotted for 2025
 - c. Shadow Rock will need a new AC unit for pool bathrooms and pool storage room
6. TOTAL BUDGET for 2024 was \$32,026 under budget by \$5,709 with a surplus of \$8,909
7. TOTAL BUDGET for 2025 is \$42,257 with a projected surplus of \$3,010

TREASURER'S REPORT - Budget explanations

- 1) Pool – Expected increase in repairs, new HVAC units, pool equipment and cleaning
- 2) Monuments – Monument repairs, expansion and replanting costs as well as maintenance
- 3) WiFi – Cost of AT&T Wi-Fi and pool card maintenance
- 4) Pond Maintenance & Care – Costs to begin care, development and maintenance of trees are shore.
 - a. K-State Extension – Discussed pond care with Leigh Rayl, Jofrey Ruiz and Jim Hurley

- b. Removal of all female arborvitae. Trim underneath trees. Remove dead growth. Remove all cedar trees from north end and any growing in water. Clean northeast end. Algae control.
- 5) Reserve F & G development
 - a. Discuss options for developing a better looking grass plan for the Common Area under the power lines. Reserve F is the pool side. Reserve G is the pond side but also includes the pond.
 - b. Reserve F uses a lot of water. Reserve G is full of weeds and is eroding onto homeowner's property
 - c. Need a path down to the pond
- 6) Create a separate Reserve Account as we should have
 - a. The subdivision is at the 10-year mark and we need to be able to fund repairs for
 - i. Well pumps
 - ii. Pool Pumps
 - iii. Pool House HVAC
 - iv. Pool liner
 - v. Pool lounge chairs
 - vi. Pool fencing
 - vii. Monuments
 - viii. Concrete repairs
 - ix. Painting of parking stripes

OPEN FLOOR

1. Homeowner – Helen Farrelly - Discussion about plowing on the snow on Shadow Rock Drive
 - a. Jim Hurley explained what happened
 - i. The City assumed that Lakeside Drive was main
 - b. Speed bump(s) discussion to slow down Quail Crossing traffic on way to and from work
 - i. Procedure given to Shadow Rock before by City of Andover
 1. We would need to have patrols first
 2. Then a traffic study by the City of Andover
 3. Then Shadow Rock to pay to put in for \$20-\$30K

Meeting Adjourned Stuart PM Stuart motions to adjourn, Stuart Seconded - Leigh. Motion Carried

Next Meeting Date is February 13th 2025

Respectfully submitted: James Hurley, V.P. & Secretary Shadow Rock LLC HOA

ORGANIZATIONAL MEETING

Call to order at **7:25** pm by Stuart Yearout

1. Motion by Stuart Yearout to be President, Motion by Jim, Second by Leigh; So carried
2. Motion by Leigh for Jim to be Vice President by Leigh; Stuart; So carried
3. Motion by Jim for Leigh Treasurer by Jim Seconded by Stuart; So carried
4. Motion by Jofrey Stuart, Second Leigh; So carried
5. Motion to Appoint Dennis as Member at Large by Jim, Seconded Leigh; So carried

Motion to adjourn 7:39 PM by Stuart, Seconded by Leigh, So carried