

# SHADOW ROCK HOA 2026 MARCH BOARD MEETING

Minutes for March 12, 2026

## **2026 Presiding Board in Attendance:**

Stuart Yearout, President  
Clint Ayesh, Vice President  
James Hurley, Treasurer  
Jofrey Ruiz, Secretary  
Audra Bell, Member At Large

## **HOA Residents in Attendance:**

Sai Muntimadugu, Shari Hurley, Tim Zerger, & Trinh Nguyen

### **I. Call Meeting to Order**

1. The meeting was called to order at 7:01 p.m. by Stuart.

### **II. Approval of February Meeting Minutes**

1. The board reviewed the February 2026 meeting minutes.
2. A motion was made by Stuart, seconded by Audra, and passed to approve the February meeting minutes without amendments.

### **III. Approval of February Financials**

1. A motion was made by Stuart, seconded by Jofrey, and passed to approve the February financials.

### **IV. Member's Forum**

1. The Board and residents in attendance discussed a porch-pirate incident, vehicle-entry attempts, and poor package handling by UPS.
2. The board agreed to send a neighborhood-wide email reminder to ensure all residents receive an email security update.

### **V. Old Business**

#### **1. Update from LLC to Not-for-profit**

- a) The board reviewed the transition from LLC to nonprofit status and confirmed that the LLC had been dissolved.
- b) James reported that a new EIN was obtained, though remaining filing steps were still pending.

#### **2. Tree Resolution Update**

- a) The tree resolution was discussed at length, including how to handle cul-de-sac lots. The board agreed the first mailing should function as the first official notice, with a 20-day response window and a process for requesting exceptions through the DRC..

### **3. Shadow Rock Credit Card**

- a) Debit cards for the HOA were discussed. The board agreed to use debit cards through Emprise rather than the previously discussed credit-card option, with cards issued Stuart and James to improve tracking and reduce check writing.

### **4. Quarterly Newsletter**

- a) After some discussion, the board leaned toward reducing the frequency of a newsletter and relying more on email blasts for official communications.
- b) The discussion about who will compile the newsletter and how often it will be issued was postponed and will be revisited at a future meeting.

### **5. Pool Chair Purchase Progress**

- a) The Board and residents in attendance discussed the planned purchase of new pool chairs to replace aging inventory. The budget is approximately \$2,000, with the possibility of exceeding that amount if needed to prioritize stackable, durable models.
- b) Research into options from Costco and other suppliers will continue, with consideration given to replacing chairs incrementally to manage costs and allow for mixed styles during transition.

### **6. Purchase of Cedar Park's 13% of Pond**

- a) James reported that the Cedar Park HOA met and declined to sell or share costs.
- b) Shadow Rock will proceed independently with power, aeration, and stocking.
- c) Shared fishing access will informally be maintained.

### **7. NFP EIN Update**

- a) A new EIN was confirmed by James earlier in the meeting.

## **VI. Tabled Business**

### **1. East Monument C Irrigation**

- a) The East Monument irrigation issue remains unresolved. The board discussed several possible approaches, but no immediate action was taken, and the matter has been left for further review.

## **VII. New Business**

### **1. Repair Reserve E for Cedar/Pine Tree Row**

- a) The committee reviewed the irrigation system along the cedar/pine row near 13th Street, noting that the historic system has failed and the trees may face drought risk.
- b) Previous bids for repair were open-ended.
- c) The group agreed to monitor tree health through the current season and, if signs of stress are observed, obtain fixed-price quotes for possible irrigation system replacement.
- d) No official decisions were made, and the topic will be revisited at future meetings.

## **2. Registered Agent Update**

- a) The registered agent update will proceed once the nonprofit information has been fully finalized.

## **3. Shadow Rock Taxes Update**

- a) James reported that the accountant has received all necessary information to prepare the HOA income taxes. The Board is awaiting the accountant's response and will review the outcome at the next meeting.

## **4. Pond Signs**

- a) The Board reached consensus on the verbiage for the pond signage. The purchase and associated costs for the signs had been approved at a prior meeting. As the finalized sign content remained within the previously budgeted amount, no additional vote was required.

# **VIII. Committee Appointments**

## **1. DRC Committee**

- a) DRC Committee: The DRC reported its first project request was received and approved quickly. The committee will finalize the guideline document and prepare it for April rollout.

## **2. CC&R and Bylaws Committee**

- a) The board discussed a full restatement of the CC&Rs and bylaws to align with state law and incorporate prior resolutions. The work is expected to continue throughout the year.

## **3. Welcome Committee**

- a) A welcome package will be arranged for the new residents in the recently built RJ Castle home.

## **4. Monument Committee**

- a) The Monument Committee was dissolved, and its tasks will be managed by the board on an as-needed basis.

## **5. Pond Update**

**a) Fish Augmentation Update**

1. The board agreed to stock sterile fish later in the year for ecological balance. Catch-and-release signage will be used.

**b) Aeration Equipment Update**

1. The pond aeration project is moving forward with power installation set for March 24.

**c) Proactive Muskrat Trapping**

1. Trapping efforts will restart, aiming for mid to late April, as a precaution to protect pond vegetation and shoreline integrity.

**6. Pool Update**

- a) The board discussed pool opening plans, new cameras and lighting, and replacement of worn pool chairs. The pool soft opening is targeted around May 15.

**IX. Adjourn / Executive Session**

1. Meeting adjourned at 8:26 p.m. and moved into Executive Session.

**X. Next Board Meeting**

1. The next regular HOA Board Meeting is scheduled for April 9, 2026

**Minutes submitted by:** Jofrey Ruiz, Secretary