

SHADOW ROCK HOA 2026 APRIL BOARD MEETING

Minutes for April 9, 2026

2026 Presiding Board in Attendance:

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

HOA Residents in Attendance:

Matthew Bell, 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 March Meeting Minutes

1. The board reviewed the March 2026 meeting minutes.
2. A motion was made by Stuart, seconded by James, and passed to approve the March meeting minutes with amendments to document motions and seconds..

III. Approval of March Financials

1. The Board confirmed 100% dues collection. Approval of financials was tabled to correct missing CD account information not reflected in the software.

IV. Member's Forum

1. The Board and residents in attendance discussed Tree Top's recommendation to keep the tree wraps on the trees for treatment all year long. A professional assessment will be requested for a struggling arborvitae. Fertilization options were also discussed.
2. Meeting attendees discussed a report of aggressive dogs roaming the neighborhood without supervision. It was noted that an individual reported to the Andover Police Department that the dogs entered his property and bit him. The individual's name was not obtained, and it is unclear whether he resides in Shadow Rock or a neighboring community.

V. Old Business

1. Taxes Update

- a) The 2025 Tax Return was completed. \$29 in federal taxes is due. Filing prepared by Andover CPAs for \$350.

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. Pool Opening

- a) The pool is scheduled to open on May 15, 2026. Maintenance remains ongoing, with plans for additional camera installations and chair replacements. An email notification to residents regarding the process for requesting access cards/keys was discussed and will be revisited at next month's meeting.

VI. New Business

1. Pond, Bridges, and Common Area Improvements

- a) Fish stocking completed. Aeration system installation approved with minor budget overage. Bridge and pathway improvements continue..

2. Signage and Property Boundary Management

- a) Three HOA signs will be installed at designated areas.

3. Community Workday

- a) A community cleanup workday is being planned.

VII. Committee Updates

1. DRC Committee

- a) DRC committee reported that a couple of requests were submitted and promptly processed and approved.
- b) Committee will meet in the following week to review and finalize DRC guidelines.

2. CC&R and Bylaws Committee

- a) A meeting will be scheduled to review existing documentation. The timeline for the review process will be determined after the committee has had an opportunity to assess the available information.

3. Welcome Committee

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

4. Pond Update

- a) **Fish Augmentation Update**

1. Pond fish restocking was completed.

b) Aeration Equipment Update

1. Electrical work is nearing completion. Every is expected to review the existing work near the end of the month, after which the remaining meter installations can be completed.

5. Pool Update

- a) Pool updates were discussed earlier in the meeting. No additional updates provided

VIII. Adjourn / Executive Session

1. Meeting adjourned at 7:48 p.m.

IX. Next Board Meeting

1. The next regular HOA Board Meeting is scheduled for May 14, 2026

Minutes submitted by: Jofrey Ruiz, Secretary