

SHADOW ROCK HOA JULY 2026 BOARD MEETING

Minutes for July 9, 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:

Tim Zerger, Trinh Nguyen

I. Call Meeting to Order

II. Meeting called to order at 7:02 PM by Stuart

III. Approval of June Meeting Minutes

1. The June minutes were reviewed. No amendments were requested. Motion made to approve; motion seconded; all in favor. June minutes approved as presented.

IV. Approval of June Financials

1. Pool company billing: April and May service was not billed on time; the Treasurer requested the vendor split the invoice into separate May and June bills so payments can be properly segregated.
2. Year-to-date budget for pool maintenance is approximately \$2,100; only \$425 has been billed to date (a chemicals purchase occurred in July), leaving the line item under budget at the midpoint of the pool season.
3. The Treasurer is deciding between continuing to pay the vendor by debit card or shifting to the Quicken online payment system; the vendor's invoices currently lack an online payment link.
4. Chlorine levels are holding steady; additional salt was purchased. The vendor is considered to be performing well and complies with required reporting.
5. Dues billing statements were sent July 1, due July 31; one payment has been received, with more expected as the due date approaches.
6. The pool liner repair was completed for \$440; payment is still pending.
7. Motion made to approve the June financials; motion seconded; all in favor. June financials approved.

V. Member's Forum

1. A resident inquired about holding a summer picnic. Last year's picnic was canceled due to heat and low RSVPs; members present indicated they would attend if one were held. No decision was made.
2. The Board and residents discussed combining a fall event into a September cookout and movie night, with menu ideas including a seafood boil, pulled pork, tacos, or food trucks, plus an

inflatable outdoor movie screen. Pulled pork was noted as an economical and popular option. Approximate event budget: \$900.

3. No decision on a summer picnic; the fall event concept is leaning toward a September cookout and movie night, with details to be finalized.

VI. Old Business

1. Tree Resolution Enforcement Updates

- a) Notifications are still in process. Jofrey indicated that photos of homes not “in compliance” needed to be appropriately documented and will take on the responsibility of acquiring the images needed.

2. Muskrat Trapping

- a) New muskrat activity and holes have been observed in Duane's backyard and along the southeast end near Cedar Park.
- b) Trapping will proceed once trap maintenance is completed and assistance is coordinated; timeline and assignments are still pending.

3. Johnsons – Flower or Mulch bid

- a) This item remains tabled from a previous meeting; no new action taken.

4. Changing Email Service

- a) The change in email service provider remains pending, targeted for completion before next March.

5. Replacement of damaged tree

- a) Replacement of the damaged decorative tree at the pool entrance was previously approved via email; this was the first of the decorative tree replacements.

6. CD rollover

- a) The CD rollover was previously voted on and approved; no further action needed at this time.

7. Card access for pool storage room

- a) Parts for the card-access system have not yet been ordered. The Board will order the equipment and coordinate installation.

8. Replacement pool card fee – Amend August 2025 Minutes

- a) The amendment documenting the replacement pool card fee still needs to be updated in the official August 2025 minutes; it may have already been approved verbally at a prior meeting and simply requires the written record to be updated.

9. East Lake entrance area

- a) Options discussed for the east entrance included irrigation improvements, chemical treatment, and compost; Bob Cox is currently handling watering and weed control.
- b) Cost estimates are still needed, and the Board may defer a final decision to fall.
- c) The area cannot be tapped into a neighbor's irrigation system.

VII. New Business

1. Vote on replacement crabapple tree

- a) Motion to approve up to \$1,000 from reserves for the purchase and planting of a new crabapple tree matching the existing tree's size by Stuart; motion seconded by Jofrey; all in favor. Motion carried. Target: purchase in August, plant in October.

2. Quotes monument planting & care

- a) This service has already been completed by the current landscape vendor and was previously approved; no further action needed.

3. Irrigation valve and leak repairs

- a) This repair has already been completed (previously approved via email); no further action needed.

4. Pool liner repair issue

- a) The pool liner repair was completed for \$440; the Board approved payment of the outstanding invoice.

5. Pool lounge chairs

- a) No final selection on chairs were set; the Board is awaiting photos and availability information before deciding.

6. Next holiday event

- a) The Board discussed planning a fall community event, referencing last year's well-received Halloween event, alongside the September cookout/movie night concept discussed in the Member's Forum. No final decision was made; planning to continue.

VIII. Committee Updates

1. DRC Committee

- a) No formal updates.

2. CC&R and Bylaws Committee

- a) The CCRs were sent to the Board on July 8, 2026; the bylaws were sent the previous month.
- b) An AI tool was used to help revise the CCRs: it removed outdated developer references, consolidated amendments, flagged contradictions and legal risks.
- c) Next step: schedule a collective review of the red-lined CCRs and bylaws and decide whether to adopt the recommended voting standard.

3. Welcome Committee

- a) Visits to new neighbors are planned for Monday, July 13, 2026; the Board discussed whether to pre-buy welcome items or focus visits on the three most recent move-ins.
- b) Contact information is still needed for two households. Contact for Cole and Candace Graham has been confirmed.

4. Pond Update

- a) New signage has been installed around the pond.
- b) Pond condition is currently very good, likely aided by the introduction of 15 grass carp; one carp was found dead on the north shore.
- c) An aerator is planned for installation next week.

5. Pool Update

- a) Pool condition is good; Fourth of July decorations have mostly been removed.
- b) A check valve was installed on the autofill line to prevent backflow and leaks.
- c) Salt was added to restore salinity following a recent draining/refilling.
- d) Ducks have not been seen recently; deterrents such as rubber snakes were considered but may alarm residents.

IX. Executive Session

- 1. Board moved into Executive Session at 8:19 PM

X. Adjournment

- 1. Regular HOA Board Meeting Session adjourned at 8:19PM

XI. Next Board Meeting

- 1.

Minutes submitted by: Jofrey Ruiz, Secretary