

SHADOW ROCK HOA AUGUST 2026 BOARD MEETING

Minutes for August 13, 2026

2026 Presiding Board in Attendance:

Stuart Yearout, President
Clint Ayesh, Vice President
James Hurley, Treasurer
Jofrey Ruiz, Secretary

HOA Residents in Attendance:

Sai Muntimagudu, Shari Hurley, Tim Zerger, Trinh Nguyen

I. Call Meeting to Order

II. Meeting called to order at 7:00PM by Stuart

III. Approval of June Meeting Minutes

1. The July minutes were reviewed. Two corrections were identified and discussed:
 - a) Pool Lounge Chairs entry: The minutes had stated “no final selection or budget was set.” It was clarified that a final selection was made via email after the July meeting. The chairs have since been ordered and assembled. The board agreed to retain the phrase “no final selection” but strike “or budget was set,” since a budget had previously been approved (recalled variably as approximately \$1,000 or \$2,000, not definitively confirmed in this meeting).
 - b) Next Board Meeting Date: An omission was identified; the next board meeting date was missing from the back page of the July minutes and needs to be added.
2. Motion made to approve the July minutes as amended by Stuart; motion seconded by Jofrey; all in favor. July minutes approved as amended.

IV. Approval of June Financials

1. Pool maintenance contract billing is now caught up. The vendor had originally billed two months on a single invoice; at the board’s request the vendor split it into two separate invoices, but because payments are processed through Quicken, the Treasurer made two payments against the same receipt to keep the invoices properly segregated.
2. The board discussed how to classify recurring \$2–\$2.50 check/processing fees, weighing categorization under HOA software (Pay HOA) versus administrative miscellaneous. A \$2 charge dated 7/17 was identified as posted under administrative miscellaneous; ACH-related fees should instead be moved to an “absorbed ACH fees” category going forward.
3. Dues status as of August 13, 2026: 50 accounts paid, 10 delinquent, with approximately \$4,300 in unpaid dues outstanding.

4. The current CD (approximately \$14,000–\$14,212) matures at 3.67% on August 18, 2026, with an expected auto-rollover rate of approximately 3.4%. A 10-day grace period is available to move the funds without penalty.
5. The board discussed shopping for a higher rate ($\geq 4.00\%$, ideally around 4.25%) on a 10–12 month term, including options through Amex and Goldman Sachs.
6. Motion made to authorize the board to shop for a new CD by Stuart; motion seconded by Clint; all in favor.
 - a) If a rate of $\geq 4.00\%$ for a term of 12 months or less is found, the funds will be moved; otherwise the current CD will be allowed to auto-renew. Two board member signatures are required to move funds to a new institution.
7. Motion made to approve the July financials by Stuart; motion seconded by Jofrey; all in favor. July financials approved.

V. Member's Forum

1. No items were raised under Members' Forum this meeting.

VI. Old Business

1. Tree Resolution Enforcement Updates

- a) Enforcement in progress. Board will walk the neighborhood this weekend to take photographs and send the related resident emails.

2. Muskrat Trapping

- a) No change reported. Jofrey will reattach trap spikes and add paracord; no recent muskrat activity has been observed.

3. Johnsons – Flower or Mulch bid

- a) Of three bids solicited, one was dismissed outright as unresponsive. An old SLM bid (resurrected from a prior estimate) came in at approximately \$14,000 and was dismissed as too expensive. Johnson's bid, covering planting, watering, weeding, and replacement of dead plants, came in at approximately \$9,000 and has been sent back for revision. Mulch paint was discussed as a lower-cost alternative to full mulch replacement. Both bids will be presented for a decision in November.

4. Changing Email Service

- a) The current email service subscription remains active through March 2027. Change is in progress and will be completed by the end of the subscription term.

5. Card Access for Pool Storage Room

- a) Hardware for the card-access system has been received. Stuart will coordinate with Jim to complete installation.

6. Quotes – Monument Planting & Care

- a) The SLM bid also included monument bed planting and care; the monument/island portion was noted as considerably overplanted. This will be presented alongside the flower and mulch bids in November.

7. Pool Lounge Chairs

- a) New, lightweight lounge chairs were approved via email on July 17, 2026, and have since been ordered, and assembled; the purchase was officially documented in this meeting. (See also “Lounge Chairs” under New Business regarding the old chairs.)

8. Next Holiday Event

- a) The board discussed a September event and a Halloween event with a combined budget of \$900. Approximately \$500–\$600 is proposed for the more adult-focused September event (e.g., movie on the lawn, food truck, BYOB). The Halloween event will likely be held again at the same cul-de-sac as last year, at a cost of approximately \$300. Jofrey and Clint will finalize plans for the September event; Clint, Trinh has volunteered to plan the Halloween event.

VII. New Business

1. Aerator Installation

- a) Aerator installation for the pond is behind schedule but is expected to be completed in the coming week.

2. Old Lounge Chairs

- a) The old pool lounge chairs will be inspected for possible refurbishment; an owner for this task has not yet been assigned.

3. Home Rentals & Leases

- a) A home, in a lease arrangement, will be reviewed for compliance with the HOA’s rental amendment; Jofrey will reach out to the leasing office to request a copy of the current lease.

- b) A new resident is reportedly living in a property rent-free with an expectation of eventually purchasing it. The board noted it has limited grounds to intervene since no rent is being charged.

4. New Resident Procedure & Responsibility

- a) To reduce overlap, the board discussed clarifying roles regarding the HOA email mailbox: President — pool key and title requests; Treasurer — updating ownership records and invoicing; Secretary — resident inquiries and violations.
- b) The website contact form has been receiving bot/spam submissions. Moving forward, Jofrey will review submissions from the website and member inquiries to the inbox, and respond as necessary.

VIII. Committee Updates

1. DRC Committee

- a) No formal updates.

2. CC&R and Bylaws Committee

- a) The board continues reviewing the CC&R draft. A meeting is targeted for early September but may be pushed to October. Thursday evenings were noted as a possibility.

3. Welcome Committee

- a) Committee has been unable to reach new residents and has seen no signs of occupancy at their home. It was suggested that contact information for new residents be shared with all board members as it is collected, rather than held by one person. Jofrey will reach out to a resident through the PayHOA physical letter system to assist.

4. Pond Update

- a) The pond is reported to be in good condition. A concern was raised about guests not practicing catch-and-release fishing as required by the CC&Rs. A fall fish-stocking decision was tabled to next month; consensus was not to add more grass carp, as the current population of 13–14 is considered sufficient.

5. Pool Update

- a) The pool is in good condition; the vendor, Elite, was praised for responsiveness and detailed reporting. A \$250 charge covered a liner repair and installation of a locking plastic strip, and a new drain cover kit was installed after the old one was found missing screws.

IX. Executive Session

1. The regular meeting was adjourned to executive session at 8:10 PM.

X. Adjournment

1. Executive session concluded at 8:30 PM.

XI. Next Board Meeting

1. The next regular HOA Board Meeting is scheduled for September 10, 2026

Minutes submitted by: Jofrey Ruiz, Secretary