

SHADOWCREST HOA MEETING
April 21, 2022

The meeting was called to order at 7:10 p.m. on the Zoom meetings platform by President Gabe Neal.

Members present: Gabe Neal, Kathryn Neal, Ann Savell, Kyanne Hoak, Melanie Harry, Nicole Mack

1. Approval of Minutes

- A motion was made to approve the minutes of the last meeting held on March 3, 2022. The motion was seconded and approved by all attending members.

2. Pool Renovations Update and Plan

- Due to the current economic situation and fluctuating materials costs, most bids will only be accurate for a short duration, and many companies are not willing to provide quotes for a project slated to start six months from now. Contractors will need a scope of work and budget to determine the quality of the materials we can get.
- Two contractors have shown interest in providing us with a bid: Gerard Construction and, more recently, Williams Construction.
- Based on the design drawings, but without having for-construction plans to reference, Gerard Construction gave a preliminary estimate of \$130,000 (not an official quote) for the full project. In order to provide us with a more formal quote for the full project as well as quotes to do the project in separate phases, they will require final for-construction plans.
- Due to the high costs right now, the board discussed options for moving forward with renovating only in sections. The most recent version of the drawings were viewed on screen by the board members.
 - Most of the current pool equipment will need to be removed to install a drain in the pump house. Approximately \$20k in pool equipment upgrades are expected to be needed.
 - It was noted that most of the complaints received are about the bathrooms. The board decided to limit the scope of work to the bathroom/storage/rinse station for now with the following notes/requests:
 - The bathroom stall doors should swing outwards to make it more convenient for parents taking kids into the stalls.
 - The brick facade will only be needed on the street-facing side.
- Gabe Neal will email PACT Design and let them know we are narrowing the scope for now and to move forward with the “for construction” design with the renderings (3-d mockups). We will then deliver those plans to the two contractors to request a bid for construction to start in November.
- We have a set amount already set aside for the pool renovation. If we go to the HOA members for an additional charge for this, it spreads the cost evenly. Or we could consider a loan.

3. Update and Plan for Obtaining Signatures on Governing Documents

- We do not yet have 50% of signatures.
 - Melanie Henry is reformatting the signature line for the docusign attempt. A message will be included about the documents being sent again to some who may have already signed.
4. Architectural Control Committee Updates
- Storage Shed Appeal
 - The homeowner's request for the already built shed was rejected by the ACC. His followup response to the HOA qualifies as an appeal.
 - A discussion was had about whether the shed complied with the new covenants.
 - Gabe will respond to the homeowner and let him know the ACC will come out and meet with him to discuss, per his request.
 - Open Committee Position
 - With the current committee members moving, positions will be open on the board.
 - Legal counsel reviewed the HOA DC&R and recommended the Board fill 2 additional ACC positions, for a total of 3 members.
 - The HOA will post a message on the website and send an email to all neighbors about joining the ACC.
 - For the email, Ann will draft the message and send it to the other HOA Board members for feedback. Melanie will then send the email out to all.
 - We will need the name, address, email address, and phone number of anyone interested in joining the ACC. Selection of the committee members will be voted upon.
5. Update on Pool Use Agreement for Renters
- The need to revise language to clarify who can have/use a pool card was discussed.
 - It was decided that any further revisions to language about the pool use and types of rentals need to wait until new covenants are approved.
6. Open Discussion
- Pool cleaning should be occurring three times a week. We need to follow up with the pool cleaners to ensure this is happening.
 - There are signs that people are jumping the pool fence.
 - The new plantings by the Woodcreek Sign are looking good.
7. We will plan to have the next meeting in late May.

The meeting was adjourned at 8:48 pm.

The minutes for this meeting were prepared by Ann Savell.