

**SHADOWCREST HOA MEETING**  
**March 3, 2022**

The meeting was called to order at 7:05 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 January 30, 2022. The motion was seconded and approved by all attending members.
2. Pool Repairs
  - Gabe discussed the pool surface repairs needed with the pool company. The options are to continue chasing the cracks or replastering the entire pool. Replastering would cost approximately \$16,000. Repairing the cracks costs approximately \$100 per occurrence. The board agreed we will repair the cracks as they occur for now and earmark the large replaster as part of the future pool renovation.
3. Pool Renovation Update
  - We have asked multiple construction companies for bids and only Gerard Construction Company has responded positively. Gabe will follow up with PACT Design (the architectural company that created the design for us) and let them know we are waiting on the formal bid from Gerard, but we would like to keep asking for other bids. PACT charged us approximately \$3,000 to create the design.
  - Gerard Construction said the full proposal is expected to cost \$120,000 - \$130,000. They will write up the full cost estimate for everything that was requested, but due to this high quote, we will likely move forward with only the bathrooms and storage area. Gabe is connecting Gerard Construction with our pool maintenance company to coordinate on whether the pool equipment needs to be updated when that area is being renovated to ensure that it does not affect the proposed design.
4. Signatures for Governing Documents
  - The letters have now been sent, and many neighbors have confirmed receiving them. We are now waiting to see how many hard copy signatures will be returned.
  - Melanie discussed certain settings that may have occurred on the original DocuSign attempt. She will coordinate with Association Services to have a second DocuSign campaign. We will wait until March 15th to see what responses have been received to reduce duplicate requests being sent.
5. Concern with businesses being run in the neighborhood
  - We received a response from the neighbor running the AirBNB and it is being reviewed.
6. Architectural Control Committee
  - We received an update from the ACC that the committee now consists of one person.

- We discussed inviting them to the next meeting to get an update on the process for getting a replacement appointed. We need to receive updates from that committee on requests submitted by neighbors.
7. Concerns with Association Services
    - The board members expressed concerns again about services that appear to be neglected or delayed. Our current Association Services group is friendly, but our interactions with them and pace of or lack of deliverables is getting very frustrating. We may explore bids for other Association Services groups.
  8. Newsletter
    - Nicole plans to have these out by mid-March.
  9. Plantings
    - Kathryn Neal stated a group of neighbors is working on preparing the beds and measuring for plants. She has some neighbors helping. In the newsletter, a section should be included about volunteering and being on the list. There are some unsightly electrical boxes in front of the Estates sign and they need to be fixed. Kyanne will reach out to their neighborhood liaison to get information on what that box is and whose responsibility it is.
  10. Hospitality
    - Kathryn took a candle to the last person on Kelli's list. She hasn't received any new lists.
  11. Payment plan
    - One property has HOA dues from past years that remain unpaid. The owner has now set up a payment plan for six months to resolve all outstanding amounts.
  12. Finance update - no updates

New Business:

13. A concern was submitted to the website about the amount of water on the lawn at the pool and by the Woodcreek sign. As a result, the landscape maintenance personnel have dug trenches in the grass with their riding lawn mowers. In discussion, it appears the sprinklers are running far too often with no changes based on weather or season.
  - a. Kathryn volunteered to manage the sprinklers in those sections rather than having the landscaping company manage that. The landscapers are American Lawn and Landscape.
14. We will plan to have the next meeting in late April.

The meeting was adjourned at 8:05 pm.

The minutes for this meeting were prepared by Ann Savell.