

**SHADOWCREST HOA MEETING**  
**August 11, 2022**

The meeting was called to order at 8:30 p.m. on the Zoom meetings platform by President Gabe Neal.

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

1. Approval of Minutes

- A motion was made to approve the minutes of the last meeting held on June 13, 2022. The motion was seconded and approved by all attending members.

Old Business

2. Signature Campaign for Governing Documents

- The required number of signatures for each section have been received on the updated bylaws and DC&R, and the papers will be filed officially.

3. Architectural Control Committee

- Two neighbors have volunteered to be on the ACC. Since the annual meeting is approaching, these positions will be officially voted on at that time. Gabe will let those neighbors know.

4. Pool Renovation Update

- Gabe responded to PACT Design that the colors and materials selected for the pool house are good. We are hoping to have a near final draft to present at the annual meeting.

5. Association Services

- Are the regular drive-bys occurring? We need confirmation on whether violation notifications are being sent to Kelli for review.

6. Landscaping Companies

- Kathryn is looking into different landscaping companies.
- The total for mowing for the current company is \$11,000-\$12,000 per year. However, they are not keeping an eye out for any irrigation leaks and are not acting on the repairs or maintenance being requested. Any task beyond mowing would be an additional charge.
  - Green Team quoted \$22,000 per year.
  - Nick's Landscaping Service quoted \$13,000 per year. Included in that cost is checking the irrigation system 2-3 times per month, trimming bushes yearly, and weeding the flower beds. Any repairs would be an additional charge.
- The board voted unanimously to switch to Nick's Landscaping.

7. Pool Maintenance Companies

- Since switching to the new pool company, Melanie noted they have made a lot of the updates/repairs that the previous company had failed to resolve. The gate records confirm they have been coming by on schedule and the reports they provide match up with their billing. Everyone is happy with the service.

8. Fence Construction Complaint

- a. A neighbor put up a wooden fence without submitting any request to the ACC and the design of which does not seem to comply with the DC&R's. A discussion was had on the proper action in cases such as these.

#### New Business

##### 9. Annual HOA Meeting

- Gabe put the signs out around the neighborhood with the meeting information.
- Gabe had asked Association Services to send him a draft of the annual meeting notification email to be sent to the email list. Kathryn will follow up with them.
- Melanie will add the meeting information to the website.
- Method for nominating Directors and ACC members was discussed. Ballots do not seem necessary since the number of volunteers has been low.
- Gift card ideas were discussed for the drawing.
- No snacks will be served this year; the hosting facility may not like it, and it doesn't seem to appeal to many people.
- Agenda for Annual Meeting:
  - Approval of Last year's minutes
  - Guest speaker ideas? CS Neighborhood Liaison was suggested
  - Annual Report
  - Pool Renovation Update
  - Election of Officers
  - Election of ACC
  - DC&R Update

The meeting was adjourned at 9:20 pm.

The minutes for this meeting were prepared by Ann Savell.