

SHADOWCREST HOA MEETING
October 7, 2021 Minutes

The meeting was called to order at 7:04 p.m. on the Google Meetings platform by President Gabe Neal.

Members present: Gabe Neal, Kathryn Neal, Ann Savell, Kelli Martin, and Kyanne Hoak.

APPROVAL OF MINUTES

A motion was made to approve the minutes of our last meeting held on July 27, 2021.

The motion was seconded and approved by all attending members.

OLD BUSINESS

1. The board reviewed feedback from HOA members about Bylaws and DC&R to produce a final (or near final) version to put forward for vote by all the HOA. Decisions required:
 - a. Determine threshold necessary to amend bylaws:
 - i. The board agreed upon 51% of neighbors (members).
 - b. Approval of updated shed language:
 - i. The board agreed with the update to language suggested by Mr. Becker.
 - c. Determine process for filling open board seats:
 - i. The board prefers the Bylaws be clarified such that there are always 10 board seats that exist, and that in the event of an open position for any reason, at any time, the Board can appoint a member of HOA to the open position.
 - d. Approval of option for deed restrictions to be automatically extended for terms of 10-years upon their expiration, unless there is a vote to remove them:
 - i. Approved.
 - e. Amount for annual dues will be raised. It is currently set at \$357 in the Deeds & Restrictions and is set to expire. The new amount needs to be set:
 - i. A vote will be held at the next HOA meeting to confirm the new amount for annual dues and the budget for next year will be set.

2. The board anticipates having the final drafts of three documents ready in the coming weeks, and discussed the best method for acquiring signatures from the HOA members (neighbors).
 - a. The proposed documents will be published to the HOA website, along with a "reasons for the changes" document for each.
 - b. An email will be sent out to members indicating they can review the documents on the website as well.
 - c. A docusign will be emailed to all owners that they can complete online.
 - d. Association Services will mail a clean copy of the proposed Bylaws and applicable DC&R, along with a "reasons for the changes" document for each, and a signature page for them to mail back.
 - e. If the board does not receive the requisite signatures via paper or docusign, signatures will be collected in person.

3. Due to time constraints, the review of feedback from HOA members about the pool renovation will be postponed to the next meeting, at which time the board intends to produce feedback for PACT to incorporate into a final (or near final) design.

NEW BUSINESS

1. Introduction of existing and new board members.
2. Kyanne Hoak was not present at the annual HOA meeting and was erroneously left out as a nominee for reappointment to the HOA Board. Being that the board has three open positions, a motion was made to approve appointing Ms. Hoak to an open position on the board. The motion was seconded and approved by all attending members.
3. A vote will need to be held to approve Board positions (President, Vice President, Secretary, etc.). Being that some board members were not in attendance at this meeting, the decision was made to postpone this vote until the next meeting.

There being no other business before the Board, a motion was made to adjourn the meeting at 7:30 p.m. The motion was seconded and approved by all attending members. The minutes were prepared by Ann Savell.