

Shadowood Homeowners Association
Neighborhood-wide Lunch and Business Meeting
October 25, 2025 12-2 pm

Total attendance was 50 individuals and 17 voting households/HOA members out of 100. Any motions and/or votes considered are based on majority decision of those households in attendance, limited to those items and topics not disallowed by organization founding charter (i.e., amending restrictions).

Earl called the meeting to order at 1:30pm. He welcomed everyone and thanked those who brought food, chairs, and offered up their lawn to host. He thanked Courtney for again singing before and after the meal. Earl also encouraged folks to take home any extra food that might be left.

The Treasury Report was presented by Earl who stated the balance of HOA accounts. That figure is not part of the minutes since they are posted on our publicly available website. As of 10/24/2025, 80 out of 100 households have paid member dues. The board will be following up to collect the rest. Earl explained that placing a lien was also a possibility for failure to pay.

Next year's dues: A \$30 late fee will be required if dues are received after June 30th to ensure prompt payment. A second reminder will be delivered by May 1, 2026.

There was discussion of not renewing the post office box since most neighbors use the HOA box at the Treasurer's house. It was decided not to renew after a 13 to 4 vote.

There was also very brief discussion of lowering the dues from \$150 to \$100 but it did not come to a vote.

Earl informed the group that the fence repairs by the entrance had been completed. The ongoing plantings will be done in the spring and the magnolias will be trimmed as well. Jim Hall III asked how much was paid for the annual upkeep at the entrances. The answer was approximately \$5,000. The brightness of the lighting was discussed along with some costs of improving the entrances which had been researched in the past.

Sandy Sorowski suggested it was time to wash the curbs again. There was some discussion of the cost (approximately \$5,000) and general agreement that it was an improvement.

A suggestion of making Shadowood a gated community to reduce the fast driving of motorists cutting through the neighborhood was made. Doug Butler explained that it was not feasible because the houses at each entrance would be in the way. He explained that this idea had been reserved in the past. Earl offered to ask the police to patrol for speeders in the neighborhood.

It was pointed out that the HOA restrictions are made available at the www.shadowoodhoa.org website. Any questions or inquiries for some items like planned home or lawn/yard additions that have any structure, please e-mail the HOA Board of Directors at boardofdirectors@shadowoodhoa.org

The election of all HOA positions came next with the exception of treasurer Jim Brinkley whose two year cycle began June 2024. All neighbors were encouraged to get involved and volunteer to be part of the board. The results of the election were as follows:

Members at Large board members unchanged with Sam Messimer, Jeff Gray, and Sandy Sorowski retaining their positions running unopposed.

Secretary Laurel Schirr was also unopposed and will continue in this role.

Vice President will now be Jim Hall III

President will be Ian Darling who has been president in the past.

Both Doug Butler (Vice President) and Earl Johnson (president) declined to run and offered to help with any transition, The people elected today will serve two years.

Ongoing reminders

1. No grass clippings should be placed at curb.
2. Remove dead vegetation such as trees and plants from landscaping. Larger removed vegetation left at the curb is fine for later pickup by Johnson City, but, if removal is done by paid labor, the responsibility is on the labor to remove the vegetation from the neighborhood rather than leaving at the curb, consistent with Johnson City regulations.
3. There have been occasional ongoing off-leash pet issues in the neighborhood.

Pets are not allowed to roam freely in the neighborhood and that notifying pet owner can be done if requested by HOA. Reiterating past information of contacting local animal control if expected owner cannot be reached or the owner has not been responsive.

The meeting was adjourned at 2:30PM