

Minutes

Shadow Run Townhomes Homeowners Association
All Members Special Meeting
Thursday, July 31, 2025 at 4:30 PM
Central Library 443 N 6th St, Grand Junction, CO 81501 (Mesa Room)

1. Call to Order

The meeting was called to order by Joy Rich at 4:30pm.
Recording was confirmed.
Board members and homeowners introduced themselves.

2. Introductions

Board Members Present:

Joy Rich – President (336)
John Schmidt – Board & ARC Member (337)
Bart Gunter – Board Member (335)
Ally Wallace – Secretary & ARC Member (334)
Judi Folga – Board & ARC Member (347)

Homeowners Present:

Barry Rich – ARC Member (336)
Corey Wallace (334)
Sharon Gunter (335)
Victoria Skold (345)
Lynn Defenderfer (341)
Ray & Loretta Szallar (360)
Cathy Harawi (330)
Connie Roscoe (343)
Jon Casson (331)
Keith & Martha Cracraft (362)
Sheree Mayo (329)
Tim & Julie Waters (356)

Owners from fourteen units represented.

3. Major Maintenance Projects

John presented updates regarding roofing, decks and railings, stucco and paint.

Roofing:

- 4 out of 10 buildings (331/333, 330/332/334/336, 347/349, 358/360) have had roofs replaced.

- Total cost for this year's roofing project: approx. \$83,500.
- Adjustor assessed 337 roof after recent hail storm: concluded no significant damage and while roofs are nearing end of life they will last a while longer.
- Board to review schedule for replacing remaining 6 roofs.
- Incident at 349 discussed. No cost to HOA.

Decks:

- Upper and lower decks of first 5 units on upper street and upper decks of 7 units on lower street complete.
- Work addresses structural issues which varied widely across units.
- Estimated cost: cost: \$30,000–\$33,000.
- Plans to refinish anchor boards for improved aesthetics.

Stucco & Painting:

- Stucco repairs and paint needed on all units.
- Estimated cost from PatchMaster for stucco repairs: \$500-800 per unit.
- Ongoing efforts to maintain aesthetics and structure.

Financial Overview:

- Budget planning for 2026 underway.
- Must consider rising costs and insurance premiums and ongoing maintenance.
- Options include dues increase and loan consideration.
- Bart (financial advisor by profession) assisting with planning.

4. Trex Class Action Settlement

Ally presented she has secured a \$14,140 cash settlement from Trex. Funds expected soon and will be applied toward railing improvements.

5. Lots 7 & 8

John worked with city engineer Rick Dorris to ensure proper drainage at expense of owners.

Units are not currently part of the HOA. Owners own footprint of the lots, HOA owns surrounding land.

Previous board approved design plans (brick and other exterior choices).

Residents moved in without CO and against purview of current agreement.

Multiple breaches of current agreement.

Legal demand letter has been issued by the HOA.

Arbitration (1 person panel of mutual choice) likely; potential outcomes include:

- Forced compliance with agreements.
- Back pay of dues.
- Owners responsible for legal fees.

- Inspection and exclusion of HOA liability for construction defects.
 - HOA may obtain judgment if owners don't abide.
- As of this morning, no permits for other empty lots.

6. Questions/Issues from Members

Parking & Enforcement:

- Ongoing issues with illegal parking and fire lane use.
- Two notices sent to 364 thus far.
- John getting in touch with fire marshal.
- HOA is documenting violations and may implement sticker/tow policy.
- Possible rental of temporary parking spaces discussed.

Financial Transparency & HOA Services:

- Joy shared detailed financial reports with members.
- Discussion about expanding document access for all homeowners.
- Judy and Bart will review contract with HOA Services on 8/4.

HOA Structure and Roles:

- Discussion of board succession and financial oversight.
- Need to assign or restructure treasurer duties.
- Encouragement for homeowners to join the board.

Open Discussion & Final Notes:

- Board efforts acknowledged for heavy workload and financial transparency.
- Continued focus on property value and maintenance planning.
- Positive contractor experiences shared (Alan, Window World, Haining Plumbing, Peterson HVAC).

7. Adjournment

Meeting adjourned following final Q&A and discussion.
No formal adjournment time recorded.

Respectfully Submitted,

Ally Wallace (Secretary)