

Minutes

Shadow Run Townhomes Homeowners Association
Board of Directors Meeting
September 03, 2025, 5:00 PM
334 Cliff View Drive, Grand Junction, CO 81507

Board Members Participating: John Schmidt, Bart Gunter, Ally Wallace, and Judi Folga.

Meeting called to order at 5:10 pm.

- 1) Interim President Elect:** The following motion was made by John Schmidt and seconded by Bart Gunter:

Nominate Judi Folga as President.

The motion was approved unanimously.

- 2) Potential New HOA Board Members:** Discussion regarding who in the community may be willing to serve on the board.
- 3) Annual Meeting:** Annual meeting is quickly approaching. The board will begin preparing. Ally to confirm with HOA Services on their availability to attend.
- 4) Annexation & Meeting to Vote:** Ally to check library availability for a potential meeting in October to vote on annexation of lots 7 & 8 (366 & 368), assuming a formal request from 366 & 368 is received.

Discussion around exterior structural exemption period to be agreed to with annexation. The following motion was made by Bart Gunter:

We present to the membership an exemption period which would exempt all HOA responsibilities for a minimum of 10 years (see Article V: Section 5.1: Subsections (a), (b), (c), (d) of the CC&Rs). This is in line with industry norms and the National Association of Home Builders (NAHB) guidelines of a 10 year period for major structural components (foundations, load-bearing walls, framing, roof structure, etc.). The HOA attorney would include this language in the annexation addendum to our CC&Rs, tying it to the properties at 366 & 368 Cliff View.

The motion was approved by a 3 to 1 vote. Ally favored a 15 year exemption.

- 5) Lots 7 & 8 (366 & 368):** Owners have requested changes to the landscaping plan originally submitted and signed. Original design was briefly reviewed with the requested drainage changes.

John met with Rick Dorris from the City to review the requested drainage changes in the front yard of 366 and did not see an issue with the changes.

Landscaping contract is expected by 9/4. The Board has requested the contract for review upon receipt and has requested the plan be submitted to the ARC for review/comments/changes.

John to Contact Thompson's Landscapers with regard to any use of the HOA's irrigation system as 366 & 368 are not authorized to tap into our water without the board's approval.

Owners of 366 have requested to not build the pergola as agreed to in the original contract and design plans and would instead like to install fortress railing around the patio. The Board agreed they should follow the same ARC process for this request. ARC forms to be provided to 366.

Meeting adjourned at 6:33 pm.

Respectfully submitted,

Ally Wallace (Secretary)