

Shadow Run Townhomes HOA
meeting 10/13/2021
354 Cliff View Dr

The meeting began at 5:45 pm at the home of Mandea Edwards

Present were Board Members: Mandea Edwards, Connie Roscoe, Howard Rigg (interim President) present via facetime

Others Present: Victoria Skold, ARC; Kathy Harawi-homeowner 330 Cliff View; Lynn Defenderfer, homeowner 341 Cliff View; John Schmidt, homeowner 337 Cliff View

Secretary Minutes from 8/4/2021 were approved with no additions or corrections

Treasurer's Report:

1. Mr. Davis who sold his property in March 2020, provided proof of his March HOA payment. After much research, Heritage Property Management will refund the \$295 payment to SRTHA.
2. Farmers Insurance, SRTHA provider, increased their rates 25% in August. The new payments are \$899 monthly (an increase of \$168 monthly).
3. Owners at 332 and 339 Cliff View are overdue 30 days for their HOA payments. Owners at 350 are 90 days overdue. Action Item* Howard Rigg will contact the owners to advise.
4. Total expenditures for August: \$10,141.16

New Business: K.C. Aackus resigned from the Board on 8/21/2021. Howard Rigg was elected by the Board as Interim President. After submitting a letter to the Board, Judy Folga was voted in as a Board member on 9/3/2021.

Owners Forum:

Kathy Harawi appreciates the Board's response to her requests for remediation for her sidewalk which gets icy in the winter due to poor drainage.

Lynn Defenderfer (345) requested several items to be discussed at the meeting: 1. Homeowner education of HOA regulations 2. fire safety evaluation of entire property by the Fire Department 3. a comprehensive Drainage evaluation of the entire property by a licensed Landscape Architect and drainage recommendations for prioritized properties with drainage issues 4. gutter inspection and cleaning maintenance 5. parking and driveway compliance issues 6. inquiry from homeowners regarding adequate private homeowner insurance 7. necessity to increase HOA dues for adequate property maintenance 8. assessment of adjacent property development

John Schmidt (337) addressed several items: 1. request owner of lots 1-8 stake where the property starts and ends 2. Spectrum had had a temporary line across lots 1-8 since August 2020 3. The entry sign located off of Mariposa is showing signs of deterioration 4. Concrete at the visitor parking lot next to 330 has settled 5. The transom on #350 needs painting 6. Will the HOA pay for painting the recently areas caulked (wing walls). 7. He suspected that rats and rodents live in the Shadow Lake drainage ditch as there have been incidents of rats entering premises. He asked if the HOA would contact the city to see if they spray for vermin in that area. 8. Street maintenance –asphalt for sealing cracks.

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ONGOING BUSINESS:

1. Peter Winkeller (ARC) will contact Kruger Roofing to request a correction to their previous letter to the Board stating that the roofs are good for another 10-15 years. Kruger has stated that the repair recently completed is good for 2-3 years and recommended follow up maintenance in 2-3 years (look at in 2023). This should also be stated in the letter to the Board for future reference.
2. 358 Cliff View-deck joist movement. K.C. Aakhus has had professional measurements done for the past 6 months and reports no movement in the deck joists.
3. 330 Cliff View-Victoria has contacted Tom with Krabbe Construction about concrete work on the sidewalk to provide proper drainage for the gutter. Krabbe Construction will not be able to initiate work until March 2022 at the earliest and the estimated bid will be 25% increase over the previous bid (per unit). Action Item * Victoria will contact K.C. Aackus about obtaining a hard copy of the original bid. In the interim, the Board agreed to provide Ms. Harawi a snow mat and ice melt which was provided on 10/16/2021, by Victoria.
4. Insurance Claim for road damage on Cliff View resulting from a third-party car accident in August 2020. Geiko insurance has not settled out the damage claim. The Board agreed to explore with Krabbe construction about repair and ask for re-imbursement from Geiko. Victoria contacted Krabbe about this project on 10/26/2021.
5. Sinkhole-Prior President K.C. Aackus was working on this and continues to be an ongoing issue. K.C. is exploring options with a couple of civil engineers for an evaluation.
6. Filter pump cover-K.C Aackus has volunteered as a special project to contact a couple of engineers for the best option.
7. Irrigation contract: Overall, the Board is pleased with Thompsons Landscaping. Approved their contract for the next business year.
8. Weed mitigation for lots 1-8 (vacant lots). Victoria has informed (by letter) the present owner (Brian Dere) that weed mitigation is the responsibility of the owner of the lots. A copy of this letter was sent to Jason Martinez, who handles weed mitigation with the City of Grand Junction.

NEW BUSINESS

1. Discussion: Many SRTH owners have little knowledge of the HOA Board. Howard Rigg has submitted an informational “Fall Letter” to HPMGJ. The letters intent is to educate the SRTH owners of the HOA rules and regulations and their obligations for compliance. Action Item* Lynn Defenderfer volunteered to deliver the letter to each homeowner.
2. A reserve study has not been done for several years. CCIOA (Colorado Common Interest Ownership Act) recommends one to be completed every 5 years. The purpose of the study is for development of a capitol budget for completion of necessary maintenance and repair. Action Item* Howard Rigg will complete this study for the Board’s review
3. The Board agreed to meet quarterly
4. The Annual SRTHA meeting is set for 12/9/2021. The Board would like HPMGJ take the minutes. Action Item * Connie will contact Barb Butzen at HPMGj

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5. Renewal of insurance. Farmers did not contact the HOA for renewal of their contract. They are charging 25% more each month. Action Item* Special Project-Lynn Defenderfer has agreed to help the Board explore other insurance providers and compare premiums.
6. Gutter cleaning and maintenance: Action Item* Special Project-Lynn Defenderfer agreed to research the gutter cleaning and maintenance.
7. Rodent infestation- Action Item* Connie will contact the City of Grand Junction to inquire as to whether they are responsible for spraying Shadow Lake drainage ditch for rodents.
8. Asphalt sealing of the streets. Action item * *Victoria* has volunteered to contact Armor ProSeal.
9. Concrete repair to temporary parking near #330 and sidewalk damage near #349. The Board will contact Krabbe construction for an estimate. Action Item* *Victoria* has written a letter to Krabbe and will forward response and/or estimate.
10. Robert Davis, who is in charge of tree pruning with the City of Grand Junction, was contacted in regard to the trees growing in the Shadow Lake Drainage Ditch. His evaluation determined that the trees were not an imminent threat to neighboring buildings and that the City would like to leave the natural habitat.
11. Last year, the Board had a meeting with our HOA attorney, Andrew Teskey, regarding the empty lots (lots 1-8). He stated that once there is a building permit for the property/properties, he will handle the legal paperwork. The Board requested that the new developer be responsible for all the legalities incurred.
12. Mandea and Howard are working on the capitol budget, which needs to be mailed to the Homeowners of SRTA by mid-November and no less than 14 days prior to the annual meeting.

Meeting adjourned at 7:40 pm. **The meeting ended abruptly after a non-Board member, John Schmidt, became verbally hostile and made inflammatory and accusatory remarks to a member on the Board. Mr. Schmidt has been disruptive in meetings in the past. While the Board welcomes positive and pro-active participation from the Community, hostile and disruptive behavior will not be tolerated at any HOA Board meeting.**

****Addendum****

Updates: 1. Since the meeting the Fall Letter has been distributed to Homeowners 2. The City of Grand Junction does not spray for rodents and vermin in the Shadow Lake Drainage Ditch. 3. Kruger Roofing invoice states that the roofs should be good for another 15 years with maintenance and repairs.

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