

Shadow Run HOA Board Meeting Minutes
10/02/2019

Board Members: Jackie Ogburn, John Schmidt, Ed Folga, Martha Behrle

ARC: Jon Mikel Ogburn

Property Owners: Connie Cooper, Victoria Skold, Judy Folga

The Meeting started at 5:30 PM.

NEW BUSINESS:

- 1) Connie Cooper voiced her disagreement with the Board's decision not to approve a gutter above her back deck. Victoria Skold agrees with Connie that a gutter on the back of their unit would be beneficial. The Board offered to have a roofer/gutter contractor assess it again. The Board's majority opinion was that, for various reasons, additional gutters are not warranted at this time.
- 2) Board members reviewed previous Minutes. Necessary corrections were made, approved and submitted to HPM for archiving.
- 3) It was confirmed that "crack maintenance" on our Roads had been completed.
- 4) A thorough update on the Deck joists replacement project was submitted. Nine units have been completed. Three or four more units are scheduled for completion. The board has inspected the deck repair and is satisfied with the work. It was noted that the cost for unit #341 will be slightly higher, due to the deck being slightly larger and requiring 10' joists.

- 5) A board member and ARC member updated the Board on outstanding requests from Unit #341. The HOA has agreed as part of the owners closing agreement to repair their deck railing along with the attic truss also listed in their closing agreement. The board is in communication with Steve at A&E Construction to determine what measures need to be taken.
- 6) The Board will have Elizabeth Marvin at Heritage Property Management publish the Trek Class Action Suit Information on the HOA web site as well as include it in the next newsletter.
- 7) Board Members expressed concern about Home Owner Association information that is available online. It was voiced that potential homeowners and their representation require accurate information concerning the scope of the HOA. The Board agreed that a memo to the homeowners discussing individual purpose assessments for LCEs and the board's act regarding the topic should be included in that information.
- 8) The Board agreed that the current in place budget should stay in place into 2020 as it was approved in Q2 2019.
- 9) The Board agreed that a date for the next annual meeting will be set at the next meeting.
- 10) ARC- representative gave a brief update. He will walk the property with Thompson's Landscaping to identify which dead trees need to be removed. The ARC also stated that at this time there were no new requests for residential repairs.
- 11) The ARC and board members also recommend that a schedule for inspecting units be established beginning in the spring. It was suggested that forming a " Grounds Committee" to assist with these inspections would lessen the Boards workload.
- 12) The next HOA meeting is scheduled for October 22, 2019 at 5:30 PM at #362 Cliff View Drive.

The meeting adjourned at 6:45 pm.

Martha Behrle