

Shadow Run Homeowners Association

Annual Meeting Minutes

January 15, 2020

Meeting minutes were approved at the
February 3, 2021 Annual Meeting.

Meeting began at 6:04 pm.

Introduction of the Board of Directors:

Board Member: Martha Behrle
Board Member: Jacqueline Ogburn
Board Member: Ed Folga
Board Member: John Schmidt
Board Member: Victoria Skold

Introduction of Members present: Martha Behrle & Keith Cracraft, Victoria Skold, Jon- Mikel & Jacqueline Ogburn, Ed Folga, John Schmidt, Connie Roscoe, Bruce Ricks, Sheree Mayo, and Lowell Gilbert. 3 proxies were received.

- Quorum was met [5 required; 12 properties were represented in person or by proxy.]
- The Board would like to thank all owners who attended the meeting and encourage owner participation.

Introduction of Architectural Review Committee: Jon-Mikel Ogburn, Connie Roscoe, Ed Folga and Keith Cracraft.

Introduction of Heritage Property Management:

Elizabeth Marvin

2019 Accomplishments:

- Board has made significant progress this year to make positive changes.
- New landscaping vendor- Thompson's Landscaping. The cost has decreased and the level of service seems to have increased. They also provide detailed invoices and lower rates in general than the previous vendor.
- The irrigation system had to be over-hauled which was a significant cost to the HOA.
- All deck joists have been completed.
 - The Board was able to find a vendor with a great rate to complete this project.
 - Steve Marsh of A&E Construction. He is also available to provide individual repairs as needed. HPM has his contact information and it has also been posted online.
 - Comment that his work was above excellent!
 - The Project was predicted to take 2 years to complete, however it was all completed in 2019.
 - Comment that connections in the community are helpful in this type of situations as some vendors will not work with HOA's or mark up their services significantly.
 - Deck cost was \$33,000. Originally quoted at \$80,000 by another vendor.
- The ARC has improved the forms and review process for Architectural Requests as well as maintenance requests.
- The HOA has also acquired a new insurance vendor.
 - The premium has decreased significantly.
 - The new agent is Jesse Dryer with Farmers Insurance.
 - Farmers insurance has a guaranteed replacement cost on the property in case of a loss.
 - Jesse will also review individual owners coverage with them if needed.
- Sewer issues last year- the cost was significant to remediate. The lines were scoped and there are currently no pressing issues that were identified.

Review Procedures for Maintenance or Improvement Requests:

- Forms available at www.hpmgi.com.
- Application fees apply. Maintenance requests carry a \$25.00 fee and would be to request that something broken be repaired. Improvement requests carry a \$100.00 fee and would be to request an addition or change to the property, such as a pergola.
- Requests are to be submitted to HPM, they will then be forwarded to the appropriate BOD/ARC members for review.

2020 Budget Presentation and Approval:

- HOA spending was down approximately \$30,000 from last year.
- The largest expense for 2019 was the deck project.
- In 2018 the large expenses were sewer repairs and another structural issue.
- Landscaping was decreased by \$16,000.
- 2020 budget was based on the 2019 budget.
- There will be no increase in HOA dues or special assessments at this time. This will continue to be evaluated by the Board.
- The HOA dipped into reserves to repair decks.
- The street and roofs will both need to be addressed in the coming years and it is best to prepare for these items in advance instead of a large special assessment when the work needs to be completed.
- The budget is passed by the Board unless it is vetoed by 50% of owners - there are not enough owners at the meeting to veto the budget. The budget has been approved by the Board.
- The \$21/month special assessment goes through December 2020.
- Owner thanked the Board for their efforts and the fact that they are being fiscally responsible with the HOA's funds.
- The reserve contribution will be to pay for future maintenance and repairs. The Board will continue to monitor reserve accounts and adjust the budget accordingly.
- The Board will have the roofs evaluated for a timeline on possible replacement.
- Comment that the HOA has a fair amount of responsibilities but only a small number of units to share the cost.
- Discussion on if the HOA is insured for probable loses. The Board worked together to evaluate the HOA's needs and select the property policy. HPM will provide a copy of the policy for owner to review.

Floor opened for owner questions/further discussion - None.

Nomination and Election of Board Members:

- Martha and Ed would both like to step down- The Board thanks them both for their years of service!
- Victoria, John and Jackie would all like to continue and still have time on their terms.
- Floor opened for nominations. Judy Folga and Lowell Gilbert both nominated. Comment that Lowell is quite qualified for the position with his background.
- Motion to accept the 2 nominees as Board members. Second/Carried with none opposed.
- Board Meetings are open to the membership. Information is posted to the website as the meetings are scheduled.

The meeting adjourned at 6:48 pm.

Minutes taken by
Elizabeth Marvin
Heritage Property Management