

SHOA, INC. ANNUAL MEETING
April 27, 2022

President Chuck Hogue called the meeting to order at 5:30 p.m. A roll call was taken, and we had 15 members present and 28 ballots giving us the quorum needed to continue with the business of the association.

Secretary Kippy Davis read the minutes of the April 28, 2021, annual meeting and the Treasurers Report for the year 2021. Shelly Schmitz made a motion to accept the minutes and report and Kevin McCarty seconded the motion.

Kippy passed out the Annual Budget and a graph, done by Chuck, of SHOA Income and Expense 5 year Trend for years 2017 to 2021 showing Losses and Gains, assuming current level of lawn maintenance and a desired contingency fund of \$20,000.00.

Jack Spinelli wanted to know why we haven't ever had the books of the Association audited. He said it was important to do this. Kippy said in the past the books have been audited by members of the Association and once by the accountant for the city of Montrose, who was also a homeowner in Shadowbrook at the time. Kippy said anyone who wanted to look at the books for any year since 1994 can come to her home at 602 Shadowbrook Drive and look at whatever they want to.

Jack Spinelli also said it was inappropriate for Kippy's daughter, who is not a member of the Association, to be paying any of the SHOA bills while the Davis' are out of town. Kippy said all her daughter does is fill in the amount of the bill and mail them. She doesn't sign anything.

Jack also said we should have two (2) signatories on all checks. He was a signer on the checks until he went to Alpine Bank and removed his name prior to his resignation as President of the Board on September 21, 2021.

Jack also wanted to know when they could expect revised copies of the SHOA Covenants and By Laws. Kippy said she would mail them sometime in June.

Kippy said she has had several requests to let people know in advance when Liqui Green plans to fertilize the lawns. Kippy said they don't always notify her in advance and sometimes give her very little notice. Kippy went to Liqui Green this week and they said they usually fertilize every 5 to 6 weeks and they are planning to do SHOA the first week in May. If she finds out anything else she will post it on the mail boxes.

Chuck Hogue told the members the Board has contracted with Liqui Green to clean the pumps and will no longer require participation by the few homeowners who volunteer to clean the pumps for one week. Everyone will now pay the \$50.00 Annual Assessment.

Jack Spinelli and Bud Root were adamant that the Board could not raise the dues without the members passing the dues increase. Chuck stated emphatically that this is an assessment and not dues increase. This has always been an assessment.

Charles Cox wanted to know if the days and times of the irrigation system will stay the same. Ed said everything would stay the same. He also had a question from Bill Powell about how long he needed to run his sprinklers. Ed said that rain bird sprinklers need to run twice as long as the pop-ups.

Carol Rosendale and Phyllis Gagne opened the sealed ballots and tallied the votes. The new Board Members are Chuck Hogue, Hal West, Kevin McCarthy, Ed Rosendale and Joe Davis. There were also 26 votes to approve the Minutes and 26 votes to approve the Treasures Report.

Shelly Schmitz and Jimmy Wells made a motion to adjourn the meeting.

The meeting adjourned at 6:45.

Respectfully submitted,

Kippy Davis, Secretary/Treasurer