

SHADOW RUN HOA MEETING

\*Approved at 3/31/2021 regular Board Meeting\* 2/17-2/19/2020

The initial meeting was via Zoom on 2/17/2021. The meeting began at 6:04PM, but was interrupted and ended at 6:28 pm due to technical issues. The meeting continued on 2/19/2021, at 6:02 PM at 345 Cliff View Drive at the home of Victoria Skold and Howard Rigg. These minutes will combine the two sessions to alleviate confusion.

Board of Directors Present: Victoria Skold, Connie Roscoe, K.C. Aakhus, Manda Edwards, John Schmidt via Proxy

Other homeowners present: Howard Rigg (345 Cliff View Dr.) and Peter Winkeller (343 Cliff View Dr)

The Board approved the minutes of the annual SRTHA homeowners meeting

Election of Officers: Since Judy Folga had resigned as President, this position needed to be filled. K.C.Aakhus was nominated as President and elected. Manda Edwards has a background in bookkeeping and accounting and volunteered to be Treasurer. She was elected to this position by the Board.

Unfinished Business:

1. The Board has been revising a number of documents for the HOA. The existing General Rules has been in the process of revision and exists as the Welcome Letter. The Board agreed that language regarding parking on Mariposa should be eliminate from the document. The number of pets per household was decided to be no more than 4 animals. The language regarding homeowners to provide their mortgage holder information was removed. The Board can request this information from a Homeowner on as "as needed basis". Snow removal of driveways was altered to read: snow removal from sidewalks, roadways, streets, driveways are optional. K.C. volunteered to draft the final changes. This letter will be provided to each homeowner and/or sent to each homeowner with the monthly statement.
2. Responsible Governance Policies of the Shadow Run Townhomes Homeowner's Association: The Board has initiated revising these policies for the past year. Lowell Gilbert, a past President, has been instrumental in the revisions. K.C. volunteered to revamp the Governance Policies for the final approval at the next meeting. These will be posted on the Shadow Run website. We will check to see if the policies need to be mailed homeowners.
3. Maintenance request form with application fee: In the past, the Board had asked that the \$25 fee be removed. However, the fee was not removed from the form. Connie will contact Elizabeth to have her remove the fee from the maintenance request form.
4. 349 Cliff View: Construction to the deck has been completed. The construction company did obtain a permit with the City and it was inspected as a result. The Board agreed that the check for construction should be released.
5. Landscaping/Pump: Thompsons Landscaping has recommended that the HOA replace the existing pump as it is old and inefficient. However, the suggested pump is very expensive-about \$4000. Howard Rigg volunteered to do some r research on other options.
6. Sidewalk Drains: John Schmidt has been working on this issue. He spoke with the homeowner at 330 Cliff View whose gutter spilled out over the sidewalk, which was a potential hazard. Peter volunteered to identify and define issues that need attention.

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7. Recording of minutes was brought up. At the advice of attorney, Andrew Tesky, audio recording was not recommended. Victoria Skold and past HOA members Jackie Ogburn and Judi Folga had attended the meeting with Mr. Tesky last year when it was discussed.

New Business:

1. Board nominated Howard Rigg and Peter Winkeller to the ARC (Architectural Review Committee)
2. Maintenance Request for 356. The request was given to 2 ARC members at the meeting.
3. Since the past president of SRTTH has resigned and can no longer approve monthly billings, K.C. Aakhus and Mandeia Edwards agreed to review all monthly billings for the SRTTH HOA.

Meeting adjourned at 7PM..

Next meeting on 3/31/2021 at 5 PM to be located at 354 Cliff View Dr. The home of Mandeia Edwards