

Shadow Run Homeowners Association

Annual Meeting Minutes

February 3, 2021

Meeting began at 6:04 pm.

Introduction of the Board of Directors:

Board Member: Judi Folga (resigned/absent)
Board Member: John Schmidt
Board Member: Victoria Skold
Board Member: Connie Roscoe

Introduction of Members present: Martha Behrle & Keith Cracraft, Victoria Skold & Howard Riggs, John Schmidt, Connie Roscoe, Julie & Timothy Waters, Manda Edwards Jonathan & Shannon Casson, and Knut (KC) Aakhus.

- Quorum was met [5 required; 8 properties were represented.]

Introduction of Heritage Property Management:

David Caldwell & Elizabeth Blevins

2020 Accomplishments:

- Large amount put into the reserve account (these funds will be used for exterior maintenance and common area maintenance).

2020 Annual Meeting Minutes were approved. Motion/Second/Carried.

Old/Unfinished Business:

- Fire on balcony of 349 Cliff View - the repairs have been finished. An insurance claim was filed.
- There was a traffic accident that damaged the HOA's curb. John is working with Geico on an insurance claim and a vendor to have the repair made.
- Irrigation repairs are needed (specifically a new filter). The HOA's landscape vendor has provided an estimate. This is still being evaluated at this time.

New Business:

- Some building settling was noted by some of the new owners. At 358 Cliff View this settling has been evaluated by Steve Marsh and will be re-evaluated in the future. Assessment is being conducted to discover if the settling is continuing. If the settling does not seem to be continuing there are 2 joists that need to be repaired.
- The new owner of 356 Cliff View also has some issues (balcony railings and AC unit pad settling) that need to be addressed.

2021 Budget Presentation and Approval:

- Board prepared the budget based on the 2020 budget.
- 2021 may present some issues with required maintenance.
- The Board has budgeted what they believe to be an adequate amount with the ability to still put funds into reserves.
- Question about gutter issues in the past. The downspouts have been addressed except for the sections that run across the sidewalks. The Board has an estimate of approximately \$5,000 to address this issue.

- Question if tree trimming is included in the landscaping contract - it is not this would be a separate expense. Comment that all tree trimming should be performed by a professional contractor. The Board has an estimate from T4 trees that was for management of the trees within the HOA. Some of the trees throughout the subdivision will begin to cause issues over the next few years as they are too large for the area in which they were planted. The Board will gather some additional bids for tree trimming and build this into the budget for next year.
- Motion to approve the budget as presented/Second/Carried.
- Approved budget will be posted to the HOA's webpage.

Nomination and Election of Board Members:

- Floor opened for nominations.
- Victoria and Connie are both willing to remain on the Board.
- John may be willing to remain depending on who else is nominated.
- Howard Riggs was nominated to the Architectural Review Committee - comment that the Board can select ARC members at the next Board Meeting vs taking the time at the Annual Meeting.
- Manda Edwards nominated - she has an accounting background which would be great for the Board.
- KC Aakhas nominated - he has an engineering background and as a younger owner who is also new to the HOA he will bring some new perspective to the Board.
- Martha Behrle does not want to serve on the Board again as she feels there are other owners that are a better fit.
- John and Shannon Casson will help as needed, however do not wish to serve on the Board at this time.
- Tim and Julie Waters are not interested at this time.
- John is willing to continue at this time.
- Vote on the current slate of Directors - John, Connie, Victoria, Manda and KC). All in favor with none opposed.
- HPM will provide contact information to all the Board Members.

Other business:

- Discussion on the smoke alarms within in the units.
- Discussion on the doorbells within the units.
- Question if the Board can nominate 2 people to serve on the ARC - Howard Riggs and Peter Winkeller - both are qualified and have presented information for consideration. This will be discussed at the next Board Meeting.
- Question if there are ever any HOA social events - after COVID the HOA will plan an event.

The meeting adjourned at 6:46 pm.

Minutes taken by
Elizabeth Blevins
Heritage Property Management