

As approved by Board at Regular Meeting on 4/28/2021

SHADOW RUN TOWNHOMES
REGULAR HOA BOARD MEETING 3/31/2021
354 CLIFF VIEW DR.

Meeting began at 5:35pm at the home of Manda Edwards 354 Cliff View Dr.

Board Members present: K.C. Aakhus, Victoria Skold, Manda Edwards, Connie Roscoe, John Schmidt by proxy.

Other homeowners present: Howard Rigg (ARC) by phone; Bobbie Holmes and Amber Massey 336 Cliff View; Tim and Julie Waters 356 Cliff View

Amended minutes approved for 2/19/2021 SRTM meeting

K.C. and Manda have reviewed all invoices from Heritage Property Management. An invoice remains unpaid for over \$5000 to Eisenman Construction for repair at 349 Cliff View. Manda will check with HPM for clarification.

Unfinished Business:

1. Welcome Letter and Governance Policies: K.C. has made appropriate changes and the Board approved with formal adoption on 3/31/2021. The letter and policies will be available on the Shadow Run website under HPMGJ. K.C. will request that Heritage Property Management send a notice to homeowners of adoption of these documents and where they are located in the website.
2. 364 Cliff View has requested permission for a raised garden approximately 8x4 feet. The Board generally liked the idea. However, given the close proximity of the Lot 8 (366 Cliff View) boundary to 364 Cliff View and the restricted area of the common area, the Board was concerned about encroachment onto Lot 8. Furthermore, the Board was recently notified that the 8 neighboring vacant lots have been sold. For these reasons, the Board does not approve the Dalberg's request for a garden. The Board will ask Elizabeth with HPM to send a letter of rejection to the Dalberg's.
3. 335 Cliff View has asked the Board permission for removal of unattractive bushes and crumbling rocks in their front yard. The Board did not object to the removal or relocation of the rocks as long as safety and easements were adhered. As to the removal and replacement of the shrubs, the Declaration requires a formal Architectural Review Request in matters of landscape alteration. The owners, Tom and Gail Court, are required to submit a Landscaping Review request form to provide more information as to the location and size of the bushes. Furthermore, the Declaration has strict guidelines for approved bushes/trees. Given the relative minor nature of the alterations in mind, the Board approved a one-time waiver to the \$100 application for then request form. Howard Rigg with the ARC, reached out to assist and help "front load" the required plan for the Court's. The ARC intends to expedite review given the seasonal timing.
4. 356 Cliff View: Tim and Julie Waters have requested maintenance on their roof and deck railing. Howard Rigg and Peter Winkler have done general inspections of the roofs. It is felt that roofs are a collaborative issue for all units and the Waters roof is no worse than the other roofs in the community. However, the deck railing poses a hazard. The Board will seek immediate bids from local contractors.
5. 343 Cliff View: Connie Roscoe and Peter Winkler have a significant drainage issue in their front yard which adjoins 341 Cliff View. There is negative drain. Plans were submitted for removal of a tree, as the roots are encroaching on the driveways and sidewalks, and the

SHADOW RUN TOWNHOME
HOA MEETING 3/31/2021
354 CLIFF VIEW DR.

creation of a dry seep. Howard volunteered to contact Thompson's Landscaping to obtain an opinion about drainage. The Board will render a decision after Thompson's assessment.

6. Pump/Filter: Howard Rigg and Victoria Skold have done extensive research on the pump and filter. Thompson's Landscaping has given a proposal for filter installation, flushing the filter line, and repair of the adjacent riser area. The Board approved the Thompson's proposal. The signed estimate will be sent to Thompson's so work can start.

New Business:

1. The vacant lots (Lot 1-Lot 8) have sold, as of March 9, 2021. The Board has received little information regarding the sale. The Board unanimously decided that legal counsel was needed to ensure the integrity of Shadow Run as the area sold shares common areas and the street in the Community. Victoria will contact the attorney for Shadow Run, Andrew Teske, to arrange a meeting.

2. The Board approved to retain Lowell Gilbert as our governing policy advisor.

The meeting adjourned 7:16 pm