

SHADOW RUN TOWNHOME HOA  
REGULAR BOARD MEETING 4/28/2021  
345 CLIFF VIEW DR.

The meeting started at 5:12 PM.

Board Members present: K.C. Aakhus, Manda Edwards, Connie Roscoe, Victoria Skold

Others Present: Peter Winkeller (ARC)-343 Cliff View Dr.

Amended minutes approved for 3/31/2021

Financial Report: Manda and the Board has reviewed the financial reports provided by Heritage Property Management as well as the financial summary. 336 Cliff View Dr. Is past due for HOA monthly. The property sold on 3/26/2021. HPMGJ will following up with the title company.

Manda suggested that the HOA could save on postage by not mailing monthly statements to homeowners. Heritage Property Management can send statements via email. Homeowners could request mailed statements. The Board approved such action. Manda will request that HPMGJ send a notice to homeowners with the next monthly statement stating that after June's mailings, monthly statements will no longer be mailed to homeowners, unless a specific homeowner requests a mailing. Monthly statements could also be emailed upon request.

The HOA has for the most part maxed out its maintenance budget for 2021. The water filter, the insurance deductible for the fire at 349 Cliff View, landscaping, and legal costs have been the bulk of the expenditures. The Board will look into Reserves for future maintenance and repairs. The Board will continue to monitor reserve accounts and adjust the budget accordingly.

New Business: John Schmidt resigned from the Board on 3/31/2021, which leaves a vacancy. At the present, there has been no interest from homeowners to fill this vacancy.

Unfinished Business:

1. Vacant Lots 1-8. K.C. Aakhus, Victoria Skold, and Connie Roscoe met with HOA counsel, Andrew Teske on 4/22/2021. The lots were sold to Brian Dere on March 4, 2021. The takeaway was that the lots have never been annexed into Shadow Run, they are surrounded by Shadow Run Commons Area, and are not liable for assessments now or retroactively. Mr. Teske suggested that the Board take no immediate action. He suggested that the Board send a letter to the owner of the lots reaching out for cooperative steps toward development of the area. There are building restrictions on the lots and development of such could be an asset for the community.
2. Bray Real Estate sign-Bray has put a sign selling lots 1-8 on the Common Area of Shadow Run. The sign is no longer remaining but the structure remains. Mr. Dere is not presently a Shadow Run Owner and the vacant lots are not subject to the Shadow Run Declarations or Governances as such. The Board will contact Bray asking for cooperation in either repair or replacement of the sign.
3. Drainage of 330-336 Cliff View- The ARC determined that drainage is a significant concern at these homes. The downspouts put water onto driveways and sidewalks which are potential safety issues, especially in the winter when there is potential for freezing. Past HOA President, John Schmidt, had received a bid from Krabbe Construction to cut a drain into existing sidewalks for the downspouts. K.C. will ask John if he still has the bid from Krabbe Construction. He will also ask Krabbe if they are able to repair the curb that was damaged by an auto accident last August. Geiko Insurance is handling the claim for the curb repair. Follow up at next meeting.

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4. 356 Cliff View-Peter Winkeller with the ARC met with Lonnie at Precision Plus about the railing. The Board approved a bid for repair of the railing on the deck. This will be a temporary fix until the railings in the Community or either repaired or capped. The roof at this address is deteriorating and may be due to a manufacturer's defect. Since there is no leaking, this roof does not present an immediate concern and appears to be no worse than other adjoining roofs. Peter feels that the life of the roof can be lengthened for several more years with proper caulking of the roof vents and flashing. As noted by the ARC inspection this past September, flashing and vents on all roofs should be caulked and sealed routinely and is a priority. The Board agreed that IMMEDIATE ACTION of this item. Victoria volunteered to contact Kruger roofing as we have had success with them in the past.
5. Sink hole-located on upper tier on back side of 358 and 360. The September 2020 ARC inspection noted that this was an item for IMMEDIATE remediation. Peter Winkeller stated that drainage in the area needs to be redirected and the sink hole filled in with a composite of road base. The Board discussed as to whether or not a civil engineer would need to inspect it. Manda will contact the City to see if a civil engineer employed with the City could inspect it. K.C. stated he will contact GeoTech.
6. General Maintenance-The September 2020 ARC inspection noted that most townhomes are in need of routine caulking and sealing, especially wing walls. The Board approved \$1500 for time and materials for the retention of work by Precision Plus. Peter Winkeller will coordinate the work to be done with Lonnie, at Precision Plus. The primary focus was re-securing joist hangers on the upper decks and sealing the tops of stucco party wing walls, and re-secured and re-caulked the handrail at 356 , until a more permanent fix can be determined at a later date.
7. 343 Cliff View- the owner has met with Josh at Thompson Landscaping. They do not remove trees. The owner will continue to search for a resource for tree removal for this maintenance request.
8. Weeds on lots 1-8. Victoria will contact Josh at Thompson Landscaping about the cost of spraying the weeds on the lots. The Board felt that they should be sprayed at least yearly to prevent the growth that occurred last year.

The meeting adjourned at 7:35 pm

Next meeting scheduled for 6/9/2021 at 5pm at 343 Cliff View

Minutes taken by

Connie Roscoe, Secretary and homeowner at 343 Cliff View