

Shadow Run HOA Board
Meeting Minutes 6/08/2020
Revised

Redlands Mesa Club Room

2325 W Ridges Blvd

Meeting commenced at 6:14 PM

Board of Directors present: John Schmidt, Victoria Skold, Jaccqueline Ogburn, and Judy Folga

ARC: John Mikel Ogburn (via internet), Ed Folga, and Connie Roscoe

Lowell Gilbert was present as a homeowner

Old Business:

1. Minutes were approved from the last HOA meeting.
2. LCE's: The meeting with Attorney Andrew Teske is on 6/18/2020, at 10am. Lowell Gilbert, Judy Folga, and Victoria Skold plan to attend. Jacqueline will attempt to attend the meeting as well
3. For Sale signs approved with the addition of/ and or window sign.

New Business:

1. Board vacancies to be filled-secretary and president. Victoria Skold resigned as secretary due to increased work load. Lowell Gilbert has resigned as president.

Connie Roscoe was elected as Secretary after discussion.

Victoria Skold nominated herself as President. Jackie nominated Judy Folga , who accepted the nomination. Victoria rescinded her nomination, and Judy was unanimously nominated President.

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All present agreed that an audio recording may more accurately reflect the information covered at the meetings in the future. Judy Folga offered her Sony tape recorder to use at the next meeting. The tape recording as well as a written transcription of the HOA Board meetings in the future will be provided to Heritage Property Management.

2. Discussion of response to Board emails: A motion made and was carried that communication between board members should occur within 48 hours and/or at least an acknowledgment of such.
3. Treasurer's Report: Jackie needs to talk with Karen (bookkeeping) at Heritage Property Management and will present the treasurer's report as well as calculating a Proposal for the Reserve Fund at the next meeting. Discussion that 10% of operating account is customary for reserve funds.
4. Discussion of expenditure at #350 for \$450 for repair of gate. The homeowner did not follow HOA procedure and contacted a vendor directly. Heritage Property Management paid the vendor, (Steve Marsh). John volunteered to contact the homeowner personally and advise him that the work was not done with HOA approval. Lowell suggested that the Board contact Heritage Property Management and advise them that they are responsible to repay the Board this amount. Jackie stated that she will submit a letter to Heritage Property to remind them of procedure for maintenance and repairs. Potential next steps will be discussed at the next meeting.
5. John is concerned about dogs peeing and defecating in the yards. He volunteered writing a letter to Elizabeth at Heritage Property management requesting that she send letters to homeowners to be responsible for their pets.

ARC

Jon Mikel re-iterated that no homeowner should be contacting vendors directly for work to be done. The Board has established a procedure which needs to be followed. Some hornets nests were removed from some of the common elements. A filter for the irrigation is a priority. Cost estimate will be forthcoming.

John has contacted a couple of tree service companies for tree trimming, Top Notch Trees (estimate of \$1500) and T4Tree Service (estimate around \$2700). Victoria would like to have three estimates before any decision is made. She will contact some tree vendors. John recommends T4 Tree Service. Tree trimming was put on hold at this time. Discussion of trees on Sica property at #339. This property has two large trees and consideration for removal of one of the trees was discussed as an option.

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Ed, Connie, and John looked at #335 listed for sale by Heritage Property Management upon request. The cement front stoop has dropped from the front door entry. Ed, Connie, and John feel the area has settled and likely will not settle any more. The Board agreed repair was not necessary. John offered to write a letter to Heritage Property Management. Motion made and carried. Discussion regarding who is legally responsible if a repair is necessary. Lowell states that ultimately the HOA is legally responsible for the maintenance.

Next meeting scheduled for 7/8/2020 at 6pm. Judy has offered to have the meeting in their home. Judy, Lowell, Jackie, and Victoria plan to meet on 6/24/20, after their meeting with the attorney prior to the next HOA Board meeting.

Meeting adjourned at 7:58