

SHADOW RUN TOWNHOMES
HOA REGULAR BOARD MEETING 6/09/2021
343 CLIFFVIEW DRIVE

Meeting started at 5:02 pm

Board members present: K.C.Aakhus, Manda Edwards, Connie Roscoe. Board member Victoria Skold, was present via phone

Others present: Howard Rigg, ARC and homeowner, John Schmidt (337 Cliffview Dr.) John had no items to present to the Board.

Amended minutes approved for the 4/28/2021 HOA meeting. The Treasurer's report was reviewed. Both were made available for viewing on the website.

Unfinished Business:

1. Landscaping contract with Thompson's. Overall, the Board is pleased with the work done by the contractor. The sprinkler system at 335 Cliffview Dr. has been resolved and the bushes the owners have planted appear to be flourishing. The new API pump and filter were being installed on the day of this meeting. Howard checked the installation earlier in the day and had discussed with Josh at Thompson's about temporarily wrapping the pump to avoid tampering or burglary. The Board agreed that some sort of lock box should be in place around the pump as well as a security camera. Howard will explore options. Both Howard and K.C. will install the API/D app for the pump and filter on their phone for monitoring.
2. 356 Cliffview: Manda reported that Julie Waters was not happy with the work performed on their deck by Precision Plus. Peter Winkeller has not had a chance to inspect but will do so on his next visit in town.
3. General Maintenance-Precision Plus billed the HOA \$900 for minor deck repair at 356 and 352 Cliffview. Deck screws were re-anchored and a small water drain guard were installed. Wing wall cracks of each building were sealed. Peter Winkeller will inspect upon his return.
4. Drainage Issues: 343 CliffView – the owner has obtained a couple of bids for tree removal, the lowest being \$450. The drainage issue at this residence requires further investigation for a dry seep and the most economical way to proceed. 330-336 Cliffview: The Board is still investigating a permanent solution. A possible solution may be re-positioning gutters. K.C. will contact some gutter companies to inquire about possibilities. He will contact the owner at 336 about the process. The owners of 332, 334 and 330 have not contacted the Board with complaints about drainage. 358 CliffView: A&E Construction had previously done some measuring for settling of the deck. K.C. will re-contact A&E to get another measurement to see if there has been any more movement or settling. Damage of curb on Cliffview from August 2020 accident: Geiko Insurance is waiting to settle once bids are obtained from Spectrum and X-cel. The estimated bid for the curb was \$1600.

NEW BUSINESS

- 1 332 and 336 are behind on their dues. 332 has not paid April's dues. 336 did not pay dues at the time of their closing in February. Manda will continue to reach out to Karen at HPMGJ. What is the responsibility of the property management company if they do not collect dues at the time of properties selling and closing? What is their culpability? Manda will follow through and investigate the duties of

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HPMGJ. She will follow up with HPMGJ to see if they have a record of all correspondence received and sent.

2 350: the owner submitted a bill for repair and replacement of a light fixture. The owner did not file a maintenance form and did not follow HOA procedure. K.C. wrote a letter to the owner explaining maintenance requests and procedures. The Board agreed to pay for the replacement and installation of the light fixture. The Board agreed that a paragraph explaining maintenance requests and procedures should be added to the Welcome Letter and Bulletin

.3 A bid for \$6900 was submitted by Kruger Roofing to include caulking and sealing roof vents and flashing. The Board accepted the bid and Victoria will contact Kruger to put the work on their schedule. Peter Winkeller will oversee the work upon completion as he had spoken with Mike at Kruger prior to receipt of the bid.

4 Budget for 2022 was discussed. The Board will revisit comparisons for landscaping and insurance.

Meeting adjourned 7:40 pm. The next meeting is scheduled for 8/4/2021 at 358 Cliffview Drive.