

SHADOW RUN HOA
MEETING 7/29/2020
345 CLIFFVIEW
DRIVE

The meeting commenced at 6/04 pm.

Board of Directors present: Judy Folga, Victoria Skold, Jacqueline Ogburn, John Schmidt, Connie Roscoe.

Others present: Lowell Gilbert Policy and Procedure Advisor, Jon Mikel Osborn (ARC), and Peter Winkeller (343 Cliffview Drive)

Secretary report: The revised minutes of the 7.8.2020 HOA meeting were approved with recommendations to a couple of paragraphs. See attachment

New Business:

1. Mosquitos have been sprayed.
2. A bill from attorney, Andrew Tesky, was received for \$1000.00. The Board approved payment.
3. 349 Cliffview. The fire is still under investigation with the fire department. Estimates with A&E Construction and Eisenman Construction obtained with the biggest variable in price being the replacement of Trex decking.
4. The Board approved the preferred vendor list. Lowell will check if vendors are bonded and insured.
5. The Board's finances with accrual accounting are in compliance with CCOIA.
6. Unattached Downspouts have been attached to buildings where necessary.
7. Because of fertilizing in the area, our sprinkler filter has accumulated a lot of algae which has affected the water pressure. A new filter is recommended in the fall.
8. Tree cleanup is scheduled the second week of August. Thompsons will pick up debris if it is a reasonable amount

9. John Schmidt suggested that the Board hire a contractor to assess areas needing attention in the community so that the Board is aware of future expenses. He has spoken to Steve Marsh with A&E Construction who would charge an hourly fee of \$35. John noted that he will explore the cost of repair of wing walls which are deteriorating.
10. Lowell addressed the letter from attorney, Andrew Tesky, regarding the Limited Common Elements. The Shadow Run Declarations take precedence of CCOIA. A discussion of how the Board will assess optional exterior upgrades such as pergolas and the responsibility of each homeowner as far as maintenance (individual Personal assessment). The attorney states that the HOA is responsible for maintenance on all common areas. A letter was sent to the homeowners in the past regarding homeowner maintenance responsibility. Should we amend this letter? Jacqueline would like more clarification to this issue at hand. The Board gave her permission to clarify her concerns via email to Mr. Tesky.

Next meeting is scheduled for August 19, at 6pm at the home of
Judy Folga 347 Cliffview Drive

Meeting adjourned at 7:24pm