

SHADOW RUN HOA MEETING
8/4/2021 358 CLIFFVIEW DR.

The meeting, which was at the home of K.C. Aakhus, started at 5:05 pm

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

Others present: Howard Rigg (ARC) 345 Cliff View and John Schmidt 333 Cliff View homeowner

Amended Secretary minutes from 6/9/2021 were approved with no corrections

Treasurers Report:

1. HPMGJ did not pay an outstanding bill to Thompsons Landscaping resulting in a late fee. Manda spoke with Barbara at HPMGJ who stated that the bill would be paid and that HPMGJ would take care of the late fee.
2. Also missing is \$295 for March HOA payment for unit 336. The payment should have been paid prior to closing the sale of the unit. Barbara Butzen with HPMGJ had spoken with the title company about collecting the fee but it was not promising. Victoria will explore options for collection of the dues- possibly contact the prior owners.
3. 362 Cliff View is behind dues for one month. Manda is keeping an eye out of collections.

Owners Forum: John Schmidt did not have anything to discuss

Ongoing Business:

1. Roof preventive maintenance and repair by Kruger. On 7/29/2021, Peter Winkeller (ARC) and K.C. met with Mike of Kruger to clarify rest of repair work. One roof stack was to be sealed. Units 356 and 358 have premature balding of the shingles with no risk of leaking. Kruger explained that pulling up and removing the balding roof shingles to replace new shingles would create more risk. Kruger had recently sent a letter to the HOA stating that the roofs were good for another 3-5 years. Mike stated that the letter was incorrect and that Kruger will send a correction letter stating that the roofs are good for another 10-15 years. Kruger will guarantee their present repair and maintenance for 2-3 years and recommends follow up maintenance in another 2-3 years.

****Action**** K.C will follow up to make sure HOA has the corrected letter in file.

2. 356 Cliff View-roof and deck have been repaired and maintenance request is closed.
3. 343 Cliff View-owners are putting the request on hold due to other HOA priorities
4. 358 Cliff View-the owners have contacted A&E Construction about a second measurement of the deck joist to see if there has been more settling since the initial measurement.
5. 330 Cliff View-the Board received a letter on 8/4/2021 asking the Board to remove the drainage pipe over the entrance sidewalk as it is a tripping risk. The owner had installed the drain pipe sometime during the colder months as a temporary fix to a slipping risk due to ice buildup on the sidewalk where the gutter drains. The Board agrees that drainage at this unit is a special concern and that the drain pipe should be removed immediately. Discussion of permanent solutions of the drainage problem were cutting the sidewalk to allow drainage (french drain) with application of heat tape, burying a pipe to allow drainage under the sidewalk, and re-location of the gutter to allow drainage in another area.

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****Action items**:** .K.C. to write a letter to the owner addressing the issues and the Board's position. Connie will contact gutter companies. Victoria will contact Krabbe Construction who had provided an estimate of \$5200 for 8 units in April 2021.

6. Insurance claim for road damage from third party accident in August 2020 is still pending with Geiko. K.C. is working on resolution. Geiko was dealing with multiple claims.

7. Sinkhole: K.C. has contacted SGM in Glenwood Springs and will keep updated.

NEW BUSINESS:

1. Weed warning from the City regarding kochea weeds growing in the vacant lots. Victoria has already started pulling weeds, and K.C. sent a letter acknowledging that the HOA is working on the problem and stating that some of the weeds are growing in property not belonging to the HOA.

****Action**:** K.C. will contact Thompson's Landscaping to negotiate spraying this area as well as pruning in other areas of Shadow Run. Manda will contact three other landscape companies as well as tree services for bids. The Board agreed to put tree service on the 2022 budget.

2. Record Request policy: After lengthy discussion and extensive research by K.C., it was determined that a homeowner can obtain copies of budget and spending from HPGMGJ. However, the forms and the language disagree regarding the amount to be collected for the paperwork.

**** Action**:** K.C. will ask HPMGJ to change the language to state that the charge collected will be the what HPMGJ collects at the time of the request.

3. Annual meeting: The annual meeting should be in December and a proposed budget needs to be mailed to the homeowners by mid-November. The meeting is no more than 60 days from the budget being mailed and no less than 14 days.

Next meeting scheduled on October 13 at 5:30 pm at 354 Cliff View. Budget is the main topic

Meeting adjourned at 7pm.