

SHADOW RUN HOA

2025 ANNUAL MEETING MINUTES

Date: December 3, 2025

Location: Mesa County Public Library, 443 N 6th St, Grand Junction, CO 81501

The Annual Meeting of the Shadow Run Homeowners Association was called to order at 3:00 p.m. by Mark Shoberg of HOA Services, Inc.

Attendance. Owners Present:

- Keith and Martha Cracraft
- Judi Folga
- Sharon and Barton Gunter
- Connie Roscoe
- Victoria Skold
- Barry and Joy Rich (via Zoom)
- John Schmidt
- Raymond and Loretta Szallar
- Corey and Ally Wallace
- Julie and Timothy Waters

Proxies

- Four (4) proxies were received.

Management Present: Mark Shoberg (S), HOA Manager; Cayce Haren, Assistant Manager; Rebekah Webb, HOA Agent. With owners representing ten units and four proxies received, a quorum was established.

Introductions: Mark S, Cayce Haren, and Rebekah Webb introduced themselves on behalf of HOA Services. Board members also introduced themselves to the membership.

Approval of 2024 Annual Meeting Minutes

Mark S requested a motion to approve the 2024 Annual Meeting Minutes.

Motion: Ally Wallace

Second: Timothy Waters

The 2024 Annual Meeting Minutes were approved unanimously and signed by John Schmidt.

Old and New Business

Building Repairs, Railings, and Stucco Work

The membership discussed ongoing railing and exterior repair projects throughout the community. Updates were provided regarding work completed and remaining repairs at several units, including units 358 and 360 as requiring additional stone column work. Discussion included the appearance of mounting boards and stucco areas associated with railing replacement projects and whether additional finishing work would be desirable. No community-wide policy was adopted concerning painting or finishing these areas.

Units identified as still needing "upper and lower" railing work:

- Unit 327
- Unit 329
- Unit 331
- Unit 333
- Unit 349
- Unit 362
- Unit 364

Units identified as still needing only lower railing work:

- Unit 335
- Unit 337
- Unit 339
- Unit 341
- Unit 345
- Unit 347

Reported project expenditures included approximately:

- \$33,677 spent on railing-related work to date.
- Approximately \$14,140 recovered through manufacturer reimbursements or credits.
- Net project cost of approximately \$19,530.

It was noted that approximately \$20,000 has been budgeted for continued work in the upcoming year. Members emphasized the importance of careful planning and budgeting for future repair projects.

Roof Replacements and Insurance

The Board reported that four buildings have received new roofs. Discussion included roof life expectancy, replacement costs, insurance coverage considerations, deductibles, and market changes affecting HOA insurance providers in Colorado. Replacement costs were estimated at approximately \$23,000 per duplex and \$38,000 per four-plex.

HOA Services recommended that the Association review current insurance coverage limits and replacement-cost assumptions with its insurer to ensure coverage remains adequate. Discussion also included clarification regarding "studs-out" coverage and the importance of owners maintaining their individual HO-6 policies.

Reserve Planning

Members discussed the Association's long-term maintenance obligations, including roofs, railings, stucco, painting, and other major capital components. HOA Services recommended obtaining a professional reserve study to assist with long-term financial planning. Estimated costs discussed were approximately \$2,500 to \$3,000. Members were advised that Colorado law requires associations to maintain a policy regarding reserve studies, although a professional reserve study itself may not be mandatory. Owners in attendance unanimously agreed to commission a reserve study at this meeting.

Fire Safety and Grill Restrictions

HOA Services informed members of reported state and insurance-related restrictions concerning open-flame and heat-producing devices near multi-family residential buildings. Discussion focused on maintaining a minimum 10-foot clearance from buildings and the potential insurance implications associated with noncompliance.

Management indicated that additional information and guidance would be provided to owners once requirements are fully verified with appropriate authorities and insurance carriers.

Neighboring Units and Association Access Issues

The Board discussed ongoing concerns involving neighboring units that are not formally annexed into the Association but utilize Association infrastructure, including roads and irrigation facilities. Prior discussions with the neighboring owners included a proposed contribution of \$165 per month and terms governing maintenance responsibilities and architectural review compliance.

The membership reviewed prior legal efforts, including approximately \$2,700 spent on drafting a proposed agreement and additional legal expenses related to the matter. Potential enforcement mechanisms and future legal options were discussed at length.

Motion Regarding Legal Action

A motion was made to proceed with a legal complaint process regarding the neighboring units and related Association issues.

Motion: Timothy Waters

Second: Victoria Skold

Following discussion, the motion passed. Legal counsel, Andrew Teske, reportedly recommended proceeding with a formal complaint rather than sending an additional demand letter.

Action Item: John Schmidt will contact legal counsel to determine the next recommended steps and implementation process.

Owner Records Request

Owners discussed records previously provided in response to an information request. HOA Services reported that all materials deemed appropriate for disclosure had been provided. No further action was taken.

Budget

The proposed 2026 budget was presented and reviewed. Discussion included future maintenance obligations, reserve funding strategies, and the balance between regular assessment increases and future special assessments. Members were advised that an increase from \$325 to \$360 per month would generate approximately \$10,800 annually in additional revenue for the Association.

The Board recommended adopting the proposed 2026 budget with monthly assessments increased to \$360 effective January 1, 2026.

Motion: Timothy Waters

Second: Victoria Skold

Vote: None opposed. The 2026 budget and assessment increase were approved.

Board Elections: Three Board positions were open for election. The membership recognized and thanked Judi Folga and John Schmidt for their service as they stepped down from the Board.

Election of Barry Rich

Motion: John Schmidt

Second: Victoria Skold

No opposition. Barry Rich was unanimously elected to the Board. Term assignment will be determined by the Board following the meeting.

Election of Corey Wallace

Motion: Judi Folga

Second: Corey Wallace

No opposition. Corey Wallace was unanimously elected to the Board. Term assignment will be determined by the Board following the meeting.

Election of Timothy Waters

Motion: Julie Waters

Second: Connie Roscoe

No opposition. Timothy Waters was unanimously elected to the Board. Term assignment will be determined by the Board following the meeting.

The Board will determine officer positions and notify HOA Services of those appointments.

Adjournment

Members expressed appreciation to HOA Services for its management and responsiveness. Owners were reminded to enroll in paperless statements through Buildium and to update any automatic payment arrangements to reflect the new assessment amount. A brief discussion also occurred regarding winter pipe protection measures.

With no further business to come before the membership, the meeting was adjourned at 4:41 p.m.

Signature: _____

Date: _____