

Shadow Run Homeowners Association

2023 Annual Meeting Minutes

December 8th, 2022

Meeting began at 6:00PM.

Introduction of the Board of Directors:

President:	Howard Rigg
Secretary:	Connie Roscoe
Treasurer:	Mandea Edwards
Board Member:	Judi Folga (Absent)
ARC Committee:	Victoria Skold
ARC Committee:	Peter Winkeller

Introduction of Members present: Martha & Keith Cracraft, Victoria Skold & Howard Rigg, Connie Roscoe & Peter Winkeller, Mandea Edwards, Bobbie Holmes & Amber Massey, Kris Bennett, Lynn Defenderfer. 7 Proxies received.

- Quorum was met [5 required; 15 properties were represented.]

Introduction of Heritage Property Management:

Barbara Butzen & Briana Molinari

Unfinished Business:

- Howard Rigg put together a Power Point presentation/recap of the year to include the reserve study.
- Numerous board meetings were held to discuss HOA projects
- Drainage problems on cinder block wall will need repairs in the future but are ok for now.
- Vandalism of irrigation system discussed, new lock box installed to protect irrigation timers.
- Driveway repairs started
- Development of 2 recently purchased lots could result in legal issues. Noted that 6 undeveloped lots remain.

2022 Annual Meeting Minutes were approved. M/S/C 0 opposed

2022 Accomplishments/ New Business:

- Patio improvements
 - Phase 2 concrete repairs
 - Painting and maintenance repairs
 - Volunteer work from various members recognized
 - Phase 3 concrete repairs contracts are still pending
 - Contracts signed for pergola painting for 2023.
 - Mitigation of disruptive resident activity
 - Painting of doors and front pergolas
 - Noted that painting of doors is the responsibility of homeowners.
 - Roofs may need replaced in 5 years.
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- 2023 Budget was presented and approved. M/S/C 0 opposed. Approved budget will be posted to the HOA's webpage.

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Nomination and Election of Board Members:

- Floor opened for nominations.
- No new members were nominated or elected.
- Vote on the current slate of Directors M/S/C 0 opposed.

The meeting adjourned at 6:34 PM.

Minutes taken by
Bricana Molinari
Heritage Property Management

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