

Shadow Run Homeowners Association

Annual Meeting Minutes

December 9, 2021

Meeting began at 6:04 pm.

Introduction of the Board of Directors:

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

Introduction of Members present: Martha Behrle & Keith Cracraft, Victoria Skold & Howard Riggs, Connie Roscoe, Julie & Timothy Waters, Mandea Edwards, Bobbie Holmes & Amber Massey, Fred Ludwig & Kris Bennett. 7 Proxies received.

- Quorum was met [5 required; 14 properties were represented.]

Introduction of Heritage Property Management:

Barbara Butzen & LeoLa Hodson

2021 Accomplishments / Unfinished Business:

- Howard Rigg put together a Power Point presentation/recap of the year to include the reserve study.
- Numerous Board meetings throughout the year to discuss projects

2021 Annual Meeting Minutes were approved. M/S/C 0 opposed

New Business:

- A vocal owner claimed house was infested with rats, Other owners had seen a couple rodents (mice) and took necessary action to terminate.
- Curb & drainage issues will be addressed in 2022
- Driveways are flaking , beginning to look bad.
- Development below HOA could result in legal issues
- Renting extra parking spaces to generate additional income was discussed, consensus is that it could possibly create more headaches that necessary
- Landscaping concerns: not all things getting done, debris getting left behind
- Rock areas need to be revamped
- Tim Waters has offered to bring in rocks and help clean up the rock areas.
- Brian Deere has been notified to clean up his vacant lots
- Kochia weeds must be addressed
- Motorcycles tearing around on vacant lots
- Cars driving way to fast from lower section to upper section

Aging Community:

- Re-painting and Stucco repairs will be a major expense to the HOA with costs approximately \$180,000

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- The decks and railings will need replaced with new Trex material
- The pavement in the HOA will need repairs such as cracks filled and possibly seal coated
- Comment made that good quality contractors are hard to find

2022 Budget Presentation and Approval:

- Board prepared the budget based on the 2021 budget.
- The Board has budgeted what they believe to be an adequate amount with the ability to still put funds into reserves.
- Board would like to keep \$100,000 in Reserves
- Dues to increase 1/1/2022 to \$325.00 month
- Budget amended to reflect dues increase

2022 Budget was presented and approved with amendments M/S/C 0 opposed

- Approved budget will be posted to the HOA's webpage.

Nomination and Election of Board Members:

- Floor opened for nominations.
- Howard Rigg voted to become President
- Manda Edwards, Connie Roscoe and Judi Folga to remain on Board.
- Victoria Skold to remain on ARC Committee
- Vote on the current slate of Directors - Howard, Connie, Manda and Judi. All in favor with none opposed.
- HPM will provide contact information to all the Board Members.

The meeting adjourned at 7:00 PM

Minutes taken by
Barbara Butzen & LeoLa Hodson
Heritage Property Management