

Shadow Run HOA Board Minutes

July 22, 2024

6:00 PM – 7PM

The meeting was called to order at 6:06 PM.

Present at the meeting were Ray Szaller, Howard Rigg (attended via ZOOM), Lynn Defenderfer, Joy Rich, and Judi Folga.

1. An election for new Board officers was held. It was determined that Howard Rigg will remain as President for the rest of his term. Lynn Defenderfer will serve as Vice-President, Joy Rich will serve as Secretary, and Ray Szaller as Treasurer. The officers were elected by a unanimous decision of the Board.
2. The following group of HOA work categories were identified along with Board and Association members who have expressed an interest in being involved with each:
 - HOA resident requests/grounds maintenance** - (maintenance, architectural, complaints) – Judi Folga with support from Barry Rich
 - Large building capital projects** – Judi Folga, Barry Rich, and Ray Szaller in collaboration with the entire Board
 - Major project management** – Lynn Defenderfer
 - Financial and contracts** - (including examining all existing contracts such as landscaping, trees, insurance) – Ray Szaller
 - Document control** – Joy Rich
 - Social committee/neighbor communication** - (new homeowner welcome, potential quarterly newsletter, periodic social gatherings, neighbor education) – Martha Behrle with assistance from Joy Rich. Lynn Defenderfer has agreed to identify key areas that need to be communicated to support homeowner education and integrate them into either a newsletter or periodic emails.

3. The new construction on lots 366 and 368 was discussed at length. Several concerns were cited by Board members. Of significant concern is that Howard Rigg never received a response to his December 9, 2022 letter to Dan Bishop which enumerated several information items the developer needed to provide to the Board before proceeding. It also appears that construction commenced with no notice to the Board. Howard provided the background that he had on the project. Board members commented on several potential concerns associated with the construction including: potential street damage, lack of a construction easement to allow for work to occur on Association property, potential drainage complications to existing units associated with the construction, and an overall lack of plans or information for the Board's review. Ray Szaller volunteered to go to the City of Grand Junction to try and put together what had been submitted to the city and any plans or approvals they may have on file. The Board concurred that it is important to meet with the owner/developer as soon as possible as well as the Association's attorney. Howard is going to help facilitate both with a goal of setting the meeting with the owner/developer for Monday, July 29, 2024 at 6:00 PM.

It was determined that a follow-up Board meeting will be scheduled once information about the new construction has been received and meetings with the attorney and property owner have taken place.

The meeting was adjourned at 7:10 PM.