

SHADOW RUN HOA BOARD
MEETING MINUTES 7/9/2020
MESA COUNTY LIBRARY
REVISED

Meeting commenced at 4:50 Pm

Board of Directors Present: Judy Folga, Victoria Skold, Jacqueline Ogburn, and Connie Roscoe

ARC present: Jon Mikel Ogburn present via computer

Others present: Lowell Gilbert, homeowner

Secretary report: The revised minutes of the 6/8/2020 HOA meeting were approved

Treasurers report: Jackie proposed to move \$24,900 into the reserve fund in July. She plans to speak with Karen (bookkeeper at HPMGJ) about projections for the next quarter. Lowell volunteered to check CCIOA guidelines for accrual accounting.

ARC Report: no new complaints

1. Streets-Keith Cracraft provided a list of cracks in the streets-
2. Downspouts-ARC will contact Steve Marsh about the best way to repair
3. Townhome gates-John Schmidt sent an email to homeowners who have font gates as a homeowner himself, about how to facilitate maintenance of the front gates if required.
4. 330 Cliffview complaint-Jon Mikel inspected the driveway crack and states the crack is within the acceptable range per the Colorado Residential Building Codes
5. Irrigation water filter-the new one will cost \$4300. Jon Mikel suggests purchase of the filter in a few months
6. Vendor list-the ARC is putting together a list

Unfinished Business:

1. Limited Common Elements-Judy will meet with attorney, Andrew Tesky after 7/13/2020.
2. SRTHA Policy Review-reading 20-001 through 20-008
3. Potential contractor for building inspections

New Business: the following motions were passed.

1. Lowell Gilbert accepted the position of Advisor for Policy and Procedures for the SRHOA Board
2. Renewal for Farmers Insurance with an annual increase of \$600.
3. Fire at 349 Cliffview Drive-damage to the upper deck and floor joists. The cause of the fire is being investigated by the fire department. HOA insurance deductible is \$2500. HOA responsible for deck repair. Jon Mikel offered to contact a couple of contractors. Eisenman Construction was recommended.
4. Follow up to complaint 330 Cliffview Drive. The Board will send a letter to the homeowner that the crack in the driveway has been noted and will be put on a repair list for future review. The letter will provide suggestions on how to repair the crack and the downspout. Jon Mikel offered to compose a letter to be sent to the homeowner.
5. 335 Cliffview Drive. Heritage Property Management is selling the home and asked the Board to be responsible for pruning up shrubs that have covered the entrance. Victoria offered to prune.

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6. Lots 1-8: Lowell will contact either the County or City to have them look at the mess on the lots. Bushes and trees are overgrown which is unsightly. It is hoped that the owner could be given notice by either County or City ordinances to clean up the property.
7. Complaint of parking RV on the street overnight. Lowell will address the issue of illegal parking in the rules and regulations.
8. Owner Vehicle registration: Board will ask Elizabeth with HPMGJ to send the registration to all homeowners in the community. This information will provide vehicle information as well as mortgage holder for each townhome. The registration will be provided In the new owner purchase packet as well as the CCR's
9. Tree service : tabled until later in the future
10. Digital Recorder: Rescinded
11. Irresponsible pet owners-Elizabeth with HPMGJ sent a letter to homeowners reminding them of their responsibility to pick up after their pets
12. To expedite maintenance expenditures, Jackie and John will approve expenditures. Judy will have the final approval.
13. Board Communication: Unless there is an urgent matter, communication between board members should be refrained to only one email once weekly- **at most**. If a board member has several items that need to be discussed, those items can be addressed in just one email.

Next Meeting scheduled at 7/29/2020 at 6pm at the home of Victoria Skold 345 Cliffview Drive

Meeting adjourned 6:50 PM

ATTACHMENT FOR REVISED
SRHOA MINUTES FROM
7/8/2020 MEETING

On 7/29/2020, the SRHOA approved proposed revisions to the 7/8/2020 minutes as follows:

Page 1: follow up complaint to 330 Cliffview Drive. The revision is as follows: The ARC completed an evaluation and provided a recommendation to the SRHOA Board for use in response to the homeowner of 330 Cliffview.

Page 2: last paragraph revised as follows: The board discussed the need to streamline, consolidate, and improve focus on email communications amongst the Shadow Run HOA Board. If a Board member has several items that need to be discussed, those items can be addressed in just one email. Communications should be focused on tasks at hand.