

SHADOW RUN HOA

Board Meeting

Monday, August 13, 2018
4:00 PM

At Heritage Property Management Conference Room
2650 North Ave #116
Grand Junction, CO 81501

Meeting began at 4:08 pm

1. Board Members present:
 - President--Martha Behrle
 - Board Member--Lee Krauth
 - Board Member--Ed Folga
 - Board Member-- Charles Conaway III (absent)
2. Owners present:
 - Judi Folga
3. HPM staff present:
 - Elizabeth Marvin
4. Meeting Purpose
 - Discussion on Board Members
 - As there is a vacant space on the Board the current Board of directors voted to add Jacqueline Ogburn to fill this vacancy. M/S/C
 - Lee volunteered to vacate his position if there is an owner who lives on site that could participate more.
 - Proposed Patio Repairs at 347 Cliff View
 - The Board voted to move forward with the bid from Mays Construction M/S/C
 - HPM will schedule this work to begin as soon as possible
 - Bids for Balcony Repairs and railing
 - Balconies will be evaluated and bids provided by a decking company as well as Baker services.
 - Bids will be gathered by HPM and provided to the Board for approval
 - Maintenance Service for Shadow Run
 - The Board would be willing to accept bids from Baker services and contract them to perform work as needed
 - In the past there was an issue with the estimate and the invoice having discrepancies. The Board has asked that any changes in necessary work be discussed with the Board prior to the work being completed and billed to the HOA.
 - Repairs to 341 Cliff View Drive
 - HPM will request a bid to have the deck railing and the trusses repaired on this and any other unit that needs to have these repairs completed.
 - This unit was just sold and a letter was sent out by HPM making the new owner aware that the HOA will make the necessary repairs, however they have not been scheduled yet.
 - Plumbing issues at 335 Cliff View

- HPM will contact an excavation service to perform the necessary work so that the HOA does not have any of the same issues that were had in the past with other units with similar issues.
- Open discussion regarding parking violations
 - There need to be specific rules in place regarding the temporary parking of vehicles.
 - Discussion on how to enforce the parking regulations.
 - Enclose with the next months billing statements information about parking violations: "Fines will begin to be charged for parking violation."
- Discussion on pergolas
 - Will need to be submitted to the ACCO for approval
 - Any construction should be put off until the balcony repairs have been completed
 - There are plans for the current pergola that may be shared with other owners who are interested in adding a pergola to their unit as well

Meeting adjourned at 5:05 pm