

# Shadow Run Homeowners Association

## Annual Meeting Minutes

December 5, 2017

Meeting began at 7:03 pm.

### Introduction of the Board of Directors:

Treasurer:	Martha James	[resigned 11/15/17]
Board Member:	Connie Roscoe	[resigned 12/05/17]
Board Member:	Ed Folga	
Board Member:	Dave Hinson	
Board Member:	Charles Conaway III	[absent]

Members present: Dr. Lee Krauth, Martha Behrle and Keith Cracraft. 5 proxies were received.

- Quorum was met [5 required; 9 properties were represented in person or by proxy.]

### Introduction of Heritage Team:

David Caldwell & Hilary Schwartz

2016 Minutes were approved as written. M/S/C HPM will post approved minutes on the website.

### Old Business:

- The following projects are in the process of being addressed as this time.
  - The owners of 347 noticed their upper deck was pulling away from the building. Foundation Repair of Western Colorado determined the patio was sinking and push piers need to be installed to lift the upper deck to prevent future damage.
    - HPM is in the process of obtaining a second bid for the Board of Directors to review before work is started.
  - Stucco is flaking off of the back patio walls on units 330, 332, and 334, which is exposing the material underneath. The Board of Directors has chosen Argento Services, LLC to repair the stucco and install capstones. At this time we are just waiting to get on the contractors schedule and for some warmer weather.
  - HPM has identified a number of dead trees and bushes within the subdivision and will be replaced in Spring.

### New Business:

- Issues that need attention
  - Homeowners reported gaps are starting to form in the asphalt near the mailboxes and crack repair may be needed. HPM will obtain bids for the Board of Directors to review.
  - Members asked what was being done with the 8 vacant lots. HPM stated the lots are currently owned by an investment company in Denver. A couple members proposed the idea of turning the vacant lots into a common area or extra parking that homeowners could use. HPM explained the HOA could have to purchase these lots from the current owner for this to occur. The Board of Directors will consider reaching out to the investment company to see if this is an option.
  - One member asked about the longevity of the roofs.
    - According to the reserve study the roofs are projected to be redone in 2038; however, HPM will have someone look at the roofs just in case.
- Homeowners voiced frustration about violations of the CC&Rs and/or Rules & Regulations that they are observing in the subdivision and it was requested a newsletter be sent out with January 2018 statements addressing these concerns.

- As a reminder, it is the OWNERS responsibility to make sure their tenants abide by the CC&Rs and Rules & Regulations. If a fine is assessed it will be charged to the OWNER.
- 2018 landscape contract was discussed
  - The contract with Eagle Lawn Care (owner is Humberto Ambriz) ends at the end of this month. Homeowners voiced concerns about the quality of service they had received from Eagle Lawn Care this past year.
  - HPM obtained bids from the following contractors for the 2018 season.
 

▪ Humberto Ambriz,	\$11,900
▪ Peaceful Valley	\$13,450
▪ US Lawns	\$15,080
▪ WD Yards	\$20,086
  - After careful review, a motion was made to use Peaceful Valley for the upcoming 2018 landscape and irrigation season. M/S/C

Presentation of Proposed 2018 Budget:

- At this time there is one homeowner who is delinquent in his HOA dues.
  - The Board and HPM are taking measures as outlined in Shadow Run's Collection Policy to resolve the delinquent dues.
- One homeowner questioned if the HOA had enough money in reserves to adequately provide exterior building and road maintenance in the future.
  - Martha James provide HPM with the Reserve Study and she stated around \$28,000 per year needs to go into the reserves and that amount will increase in the coming years. Due to increasing costs and long term repairs needed on the units she proposed raising the monthly dues to \$200.00, in addition to the \$21.00 Special Assessment, which goes through December 2020.
  - Members present felt like the increase was needed to stay in sync with the reserve study. A motioned was made to raise the dues to \$204.00 a month, along with \$21.00 for the Special Assessment, for a total monthly amount of \$225.00. M/S/C
    - HPM will notify all owners.
- Members requested the following line items be changed on the budget.
  - The monthly dues be changed from \$189.00 to \$204.00.
  - Peaceful Valley's contracted price be put into Lawn Care (on contract).
- Proposed budget approved with the corrections mentioned above. M/S/C [Approved budget will be posted on website.]

Nomination and Election of Board Members:

- Martha James resigned November 15th due to selling her home in Shadow Run. Connie Roscoe informed HPM she would like to step down from the Board of Directors effective immediately.
  - We would like to thank both of you for your time and service on the Board of Directors!!
- Dave Hinson, Ed Folga, and Charles Conaway will remain on the Board.
- The floor was opened for nominations/volunteers for the two vacant positions
  - Martha Behrle [self nominated]
  - Dr. Lee Krauth [self nominated]
  - Vote to approve nominees as presented. M/S/C
    - Martha Behrle & Dr. Lee Krauth elected to the Board.
    - HPM will send e-mail to Board with contact info for all Board members.

The meeting adjourned at 8:20 pm.

Minutes taken by  
 Hilary Schwartz  
 Heritage Property Management