

Shadow Run Homeowners Association

Homeowner's Meeting Minutes

March 25, 2019

Meeting began at 6:00 pm.

Introduction of the Board of Directors:

Board Member:	John Schmidt, President
Board Member:	Jacqueline Ogburn, Treasurer
Board Member:	Martha Behrle, Secretary
Board Member:	Victoria Skold
Board Member:	Ed Folga

Members present: Martha Behrle & Keith Cracraft, Victoria Skold, Barb Warren, Jon- Mikel & Jacqueline Ogburn, Ed Folga, Ed Long, John Schmidt, Connie Roscoe, Cathy Harawi, and Lowell Gilbert. 2 proxies were received.

- Quorum was met [5 required; 12 properties were represented in person or by proxy.]

Heritage Property Representative present: Elizabeth Marvin

Presentation of 2019 Proposed Budget by the Board

- The Board presented the proposed budget for 2019.
- Total monthly dues were proposed to increase from \$225/month to \$350/month.
- Discussion on upcoming work required to be done, including phased repair of decks.
- The Board provided an update on the scoping of sewer lines that was completed. At this time, no additional areas of concern are reported as a result of the scoping.
- The Board provided an overview of ongoing and future maintenance of the exteriors and the roof that would require an increase to current reserve funds.
- Questions regarding the increase were posed by current homeowners.
- Several Homeowners posed whether the HOA should use special assessments to raise funds over the proposed increase in dues.
- Comment was made to decrease snow removal costs by having homeowners be responsible for driveways and walkways.
- Suggestion by a homeowner to instate a 10% annual increase to the operating dues to cover inflation
- Motion made to vote on the proposed budget.
- Vote was taken and resulted in 50% approved and 50% opposed by those properties represented in person or by proxy.
- At that point in time, it was thought the vote did not allow the budget to pass due to a supposed conflict between the CC&Rs and CCIOA law.

The meeting adjourned at 6:40 pm.

Minutes taken by
Martha Behrle, Secretary