

Minutes were approved
at the December 5, 2017
Annual Meeting.

Shadow Run Homeowner Association

Annual Meeting Minutes
December 14, 2016

Meeting began at 6:30 pm

Introduction of Board of Directors:

President: Martha Behrle
Treasurer: Martha James
Board Member: Linda Simons (moving)

Members present: Ron & Linda Simons, Martha Behrle & Keith Cracraft, Martha James, Connie Roscoe and Roger & Barb Warren. 2 proxies were received (Tom Damkowitch and Buck & Carrol Anderson)

Introduction of Heritage Team:

David & Debi Caldwell
Becky Jett was absent

Quorum was achieved.

2015 Minutes were approved as written. M/S/C

2017 Proposed Budget:

- Monthly dues increase from \$200 to \$210 effective January 2017
- Typo corrected on budget. Lawn Care (off contract) changed from \$12,500 to -0-
- One half of the 2017 budgeted amount will go into reserves (private street is a liability)
- Approval of 2017 proposed budget. M/S/C

Old Business:

- Discussion regarding Reserve Study that was done. Rating of 87% funded is good.

New Business:

- Garage Door Painting – Per Reserve Study, due to sun damage and fading, garage doors will be painted olive green in the Spring.
2 estimates have been received:
Integrity Paint - \$100/door - \$2,400
Baker Services - \$250/door - \$6,000
Discussion regarding getting more bids. Becky will look into.
- Retaining Wall – Stain is not uniform. Portions of the stucco are flaking. This is not a structural concern. In Martha's opinion, this project is not critical at this time.
- Update General Rules – A reminder was sent out.

- Discussion regarding landscaping. New contract with Humberto is more specific. Landscaping can be changed in owner's immediate area only. Request needs to be submitted to the ACCO.
- A homeowner suggested putting a list on the website of zeriscape plants that do well.
- Discussion regarding hornet nests in eaves. Suggestion was to use a hose.

Nomination of Board Members:

- Rule suspended for secret ballot. M/S/C
- Connie Roscoe was nominated. M/S/C
- Homeowner requested Becky to generate email requesting 2 additional board members.

The meeting adjourned at 7:30 pm

Minutes taken by
Debi Caldwell
Heritage Property Management