

Shadow Run HOA Board

Meeting May 22, 2019

5:30 pm

362 Cliff View Drive

Board Members Present: Jackie Ogburn
Ed Folga
Martha Behrle

Owners Present: Jon-Mikel Ogburn (ARC)
Keith Cracraft(ARC)
Judy Folga(Homeowner).

The meeting was called to Order at 5:29 PM.

- 1) Architectural Review Committee Update-
 - a) Jon-Mikel gave an update on the irrigation system and other outstanding issues. Sprinklers are on. Thompson still has some fine tuning to do on the irrigation system. They will address the 2 AC walls, the drainage down spouts and also moving "LEGO" blocks to create a wall at the end of Cliff View Drive and the empty lots.
 - i) #347- Request for new downspout gutter to redirect the rainwater. Review required for drainage and lower patio actions.
 - ii) #335- Deck needs to be inspected, tenant has not returned calls.
 - iii) #339- Rear deck review needed to determine extent of repair.
 - iv) #343- Rear deck rotted wood to be evaluated as well as the Trex.
 - b) New Maintenance Request Forms and Improvements/Construction/Landscaping Request Forms have been added to the HOA Website
 - c) Keith to inspect #347 and #343 5/25/2019 in the AM. Connie will be present.
- 2) Update on Shadow Run HOA Individual Purpose Assessments for LCEs
 - a) The letter to Homeowners addressing the HOAs position on Limited Common Elements (LCEs) was reviewed and approved. It was decided that Heritage would include the 4/28 LCE resolution memo with the letter to homeowners in the June statement.
 - b) The Board restated this move will help stabilize funding requirements for the future and may help to lower future monthly dues.
 - c) Initial discussions on the process of future repairs of LCEs and collections of individual purpose assessments were taken. It was noted a Collection policy already exists in the Bylaws.