

Minutes were approved at
Dec 14, 2016 Ann Meeting

Shadow Run Homeowners Association

Annual Meeting Minutes

December 3, 2015

Meeting began at 6:30 pm.

Introduction of the Board of Directors:

President:	David Arent
Secretary:	Shelley Tremain--resigned (home sold)
Treasurer:	Martha James
Member:	Kendra McDaniels (acting Sec'y)
Member:	Linda Simons

Members present: Mike & Sherry Smith, Michelle Ocequera, Martha Behrle, Jerry Sica, Ann McFarland, Buck & Carroll Anderson. 2 proxies were received [Lee Krauth, Connie Roscoe]

Introduction of Heritage Team:

David Caldwell, Becky Jett

NOTE: Both David and Becky are licensed Community Association Managers with the state of Colorado.

Quorum was established. [7 needed, 13 present]

Summary of completed major improvements/repairs since 2014 Annual Meeting

- Repair of sewer line 343/345.
- Removed blocks that were lying in the common area.
- Cleaned and leveled the common area.
- "Temporary Parking Only" signs purchased and installed in parking area.

2014 Minutes were approved as written. M/S/C

Financial matters

- Reserve study done.
 - Projected out through 2038
 - Based on 24 units
- 2016 Budget
 - Total monthly assessment is set at \$200 per month. [\$179 dues + \$21 special assessment]
 - Approval of 2016 proposed budget as presented. M/S/C

Old Business:

- Parking in street continues to be a problem.
- Procedure is to let HPM know of the issue. Letters and/or fines will be sent to OWNERS. It is the owner's responsibility to make sure tenants understand and

comply with the CC&Rs and Rules & Regulations. Procedure does allow for hearing if requested by owner(s). If fines remain unpaid, collection policy does allow for sending homeowners to collections. Liens on property are final action.

New Business:

- Issues that need attention
 - Plan for common area--what will be done there? Grass planted, picnic table, etc. Homeowners to give input to Board.
 - Gutters at unit 329 need attention. HPM to contact Guttermeister.
 - Tree in front of unit 339 needs trimmed. HPM to contact Humberto.
 - Rock on sloped surface by unit 360 needs to be raked back to appropriate areas. HPM to contact Humberto.

- Nomination of Board Members:
 - Current Board Members [David Arent, Kendra McDaniels, Martha James, Linda Simons] will retain their positions for 2016
 - Nominations/volunteers open for replacement for Shelley Tremain
 - Martha Behrle
 - Connie Roscoe
 - Vote done via secret ballot as required by Bylaws.
 - HPM counted votes.
 - Martha Behrle elected to the Board.
 - HPM will send e-mail to Board with contact info for all Board members.

The meeting adjourned at 7:35pm

Minutes taken by
Becky Jett
Heritage Property Management