

Shadow Run HOA Board Meeting  
April 15, 2019

0035

Meeting called to order at 5 PM by John Schmidt

Present: John Schmidt Ed Folga Jackie Ogburn Victoria Skold Martha Behrle

Location: 334 Cliff View Drive

Owners Present: Connie Roscoe, Jon-Mikel Ogburn

- 1) The meeting started with Ed Folga presenting his application for a Pergola requesting Board approval. It was explained that the ARC needs to finalize a review process for Pergolas and a comprehensive release for owners henceforward to sign. Martha presented copies of a draft release written by ARC member Keith Cracraft. Ed presented three documents he had drafted. Approval was postponed as documents needed to be submitted to and reviewed by the ARC.
- 2) The ongoing parking violations and possible course of actions were briefly discussed. The majority of the Board felt that the problem should be tabled until our more pressing issues were resolved.
- 3) The ongoing unleashed "pooping" dog problem was noted.
- 4) The deck repair issue was discussed. The original quote of \$4000/deck was agreed to be high. The ARC will need to move forward with an inspection of the 20 decks, prioritize the repairs, and get three quotes.
- 5) The board discussed amending the CCR's to lessen the HOA's responsibility for decks, pergolas, walkways, patios and driveways. Discussion was had whether legal consult was necessary.
- 6) Ed requested approval to have his sloping lower patio fixed. The Board requested the ARC to review the situation and propose further action. The Board noted all the lower patios are sloped for drainage.
- 7) Owner Connie Roscoe inquired whether a credit could be received from HOA dues if she completed her repairs. The Board was in agreement that



this would not proper within the rules and regulations of the HOA. The Board said she could submit a bid for review.

6) The new insurance bids for the HOA were reviewed. Ed obtained an estimate from Donegal Insurance. Their bid was the lowest, however it was questioned whether the quote was agreed to by an underwriter. The bid from Farmers had a higher deductible. Both bids do not cover hail damage to roofs. It was also noted that all bids need to include D&O coverage. The discussion was postponed and agreed that a third bid was necessary. The current policy in place is paid monthly and can be canceled at any time.

7) A motion was made, seconded and approved to have Thompson Landscaping fix the downspout and water diversion problems at several units. It was also approved that Thompson Landscaping would relocate the extremely heavy cement "Legos" to prevent vendors and residents from driving on the empty lots ( independently owned.)

8) The mold remediation at 339 Cliff View was discussed as to whether the HOA is financially responsible considering the mold remediation is within the unit and the HOA was diligent in having the roof leak repaired. John Schmidt is waiting for an additional quote. John volunteered to have a inquire to a relative ( lawyer) if they would be able to assist with a review.

9) Ed Folga requested that his patio pylons be inspected again as he feels they have sunk more and need to be jacked up so his patio can be level. It was agreed that the ARC would inspect his patio the following day.

10) The date for next HOA meeting will be set after the Homeowners meeting on Monday, April 29th at the Mesa County Library. The meeting was adjourned at 6:40 pm.