

# Shadow Run Homeowners Association

## Annual Meeting Minutes

December 5, 2018

Meeting began at 6:04 pm.

Meeting minutes approved at  
the January 15, 2020 Annual  
Meeting.

### Introduction of the Board of Directors:

Board Member: Martha Behrle  
Board Member: Jacqueline Ogburn  
Board Member: Ed Folga  
Board Member: Lee Krauth (absent)  
Board Member: Charles Conoway III (absent)

Members present: Martha Behrle & Keith Cracraft, Victoria Skold, Barb Warren, Jon- Mikel & Jacqueline Ogburn, Ed & Judy Folga, Shane Long (for owner Ed Long), Peggy & Bill Hancock (for owner Susan Potter), John & Michele Schmidt, Connie Roscoe, and Gerald Sica. 1 proxy was received.

- Quorum was met [5 required; 11 properties were represented in person or by proxy.]

### Introduction of Heritage Team:

David Caldwell & Elizabeth Marvin

### Landscape Discussion:

- Ken and Craig from Peaceful Valley were in attendance to be available for questions and comments.
- Water has been turned off or on several times this season by homeowners or construction crew for new buildings in the area.
- Several issues were addressed this season that helped with drainage.
- Question about off contract work in 2018. These items would not be necessary each year and all were approved by the Board. The off contract budget will be less in 2019.
- 2019 contract will be sent to the Board for approval
- Peaceful Valley provides snow removal as well. Will contact the Board prior to removal. HPM will provide contact information for Board members.

2017 Minutes were approved as written. M/S/C HPM will post approved minutes on the website.

### Old Business:

- Discussion on patio repairs as well as a pad for the AC compressor at 347 Cliff View. Peaceful Valley may be able to take care of the pad for the AC compressor.
- Some issues with decorative rocks that have come off the side of the building. Homeowners need to notify HPM when issues are observed. There is a maintenance request form on the website.
- Discussion on the balcony issues and ideas for repairs.
  - It seems that the balconies were constructed with untreated lumber.
  - The Board is trying to decide what the best options are to address the issues
  - The pergolas will need to be removed to make repairs and additional units should not be installed until a decision has been reached.
  - Suggested that each balcony will need to be evaluated and repair the most critical first
- Comment that it has been difficult to move forward with decisions on repairs as several Board members have not been active.

## New Business:

- History of Shadow Run subdivision
  - Built by Harvest Homes
  - Went bankrupt before the project was finished
  - 8 lots were never finished and have since been owned by several investment companies
  - Concerns were brought to the room regarding original construction.
  - The 8 lots not currently pay HOA dues, however in the attorney's opinion there is no reason that they should not be paying dues. More information will need to be gathered on this issue.
- Discussion on needed repairs and how the HOA will pay for them
  - Comment that dues were not originally set at a sustainable level for the level of responsibility that the HOA holds for repairs and maintenance.
  - There is currently about \$89,000 in the bank accounts and several necessary repairs
  - The HOA has incurred several large unexpected expenses (over \$55,000 in 2018)
  - The options being considered are to increase the HOA monthly dues to cover the current maintenance responsibilities or to amend the CC&R's to decrease the HOA's responsibility.
  - It is difficult to find contractors that will work with HOA's and the lack of availability of contractors makes the situation more difficult.
  - The HOA does not currently bring in enough income to cover current or future expenses. The current proposed budget is most likely not an accurate picture, however the budget will likely include more than a \$100/month increase in HOA dues. Before the HOA can provide a definitive number, opinions and bids will need to be gathered from vendors for the necessary repairs.
  - It has been discovered that there has been several instances of an uphill slope in the HOA's plumbing lines on the lower side of Cliff View. Two pairs of units have been repaired at a cost of almost \$30,000 per pair. The rest of the lower units have their lines evaluated by a camera to discover and prioritize their need for repairs as well. It will cost the HOA between \$500 to \$1000 to have this done.
  - The following repair and maintenance items were addressed in 2018:
    - Stucco repair
    - Fascia repair
    - Patio leveling and repair at 347
    - Plumbing repair at 335/337
    - Asphalt repair
    - Miscellaneous Landscaping items
- Discussion on reserve study
  - The HOA currently has a reserve study that was conducted in 2007. It predicted a longer life span on certain aspects of the units, such as the decks.
  - An internal study should be conducted to address the known issues. An updated reserve study can be performed at a future date if the HOA feels it is necessary.
- Reevaluation of the CC&R's to address future financial responsibilities and concerns. Legal council was provided by the attorney (attached)
  - The attorney suggests that the HOA increase dues and assessments and/or assess homeowners for the cost of repairs to limited common elements (such as patios, balconies and driveways).
  - Comments that amendments could impact insurance coverage for each homeowner.
  - Discussion that if the HOA maintains the current level of responsibility the dues will need to be increased up to at least \$400 per month with a possible special assessment. Question on how long the increased dues would be necessary. The answer is that this is difficult to predict however they may decrease in the future.
  - A special assessment will need to have an end date and a specific goal for the funds. The Board will need to prioritize that the problems are, what the priority is and how to pay for each.
  - Motion was made to scope the 4 additional pairs of units on lower Cliff View (349/347, 341/339, 333/331 and 329/327) in order to determine is additional action needs to be taken and priority.

- The following homeowners have volunteered to serve as the ACCO Committee: Connie, Keith, Jon-Mikel, John and Ed. They will meet to individually evaluate each of the balconies in order to evaluate and prioritize what repairs are necessary.

#### 2019 Budget:

- Due to the fact that there are several expenses, the Board with the assistance of the Architectural Control Committee will gather further information and prioritize these items and schedule another meeting in the 1<sup>st</sup> quarter of 2019 to review these items and propose an updated 2019 Budget.

#### Nomination and Election of Board Members:

- Lee Krauth has notified the Board that he would like to be removed.
- Motion to remove Charles Conoway III as he does not participate
- The floor was opened for nominations
  - John Schmidt was nominated
  - Victoria Skold was nominated
  - Shane Long was nominated, however he would not be eligible as the property is owned by his parents.
- Nominations were closed
- Martha, Jacqueline and Ed will continue as Board members
- All in favor of the slate of nominees, none opposed
- The Board will need to schedule a Board Meeting to elect for board positions. General consensus that formal positions among board members may not be needed.

The meeting adjourned at 8:49 pm.

Minutes taken by  
Elizabeth Marvin  
Heritage Property Management