

# Shadow Run Homeowners Association

## Homeowner's Meeting Minutes

April 29, 2019

Meeting began at 6:07 pm.

### Introduction of the Board of Directors:

Board Member: John Schmidt, President [resigned April 16, 2019]  
Board Member: Jacqueline Ogburn, Treasurer  
Board Member: Martha Behrle, Secretary  
Board Member: Victoria Skold [resigned April 16, 2019]  
Board Member: Ed Folga

Members present: Buck & Carroll Anderson, Lowell Gilbert, Ed Folga, Jon-Mikel & Jackie Ogburn, Victoria Skold, Barb Warren, Sheree Mayo, Mike & Sherry Smith, Gerald Sica, Martha Behrle & Keith Cracraft and John & Michele Schmidt. 2 proxies were received.

- Quorum was met [5 required; 13 properties were represented in person or by proxy.]

Heritage Property Representative present: Elizabeth Marvin

Thank you everyone for attending! The more active the community is, the better it is for the whole community.

### Presentation of 2019 Proposed Budget by the Board

- Revised due to input received from the March 25th budget meeting.
- Floor opened for discussion and questions
  - Motion to approve the proposed budget/Second
  - The current HOA dues are \$225 per month (including the \$21 per month special assessment that is scheduled to sunset in December 2020).
  - Comment that there have been periods of time in prior years where there was a lack participation of a Board of Directors as well as dues that did not sustain the current responsibilities of the HOA. - The goal is a more active Board of Directors. This will help the entire community.
  - Discussion on options - increased HOA dues vs special assessments vs amendments to the CC&R's
  - One homeowner was concerned that the dues should be increased more than the proposed \$295 due to the HOA's financial responsibilities.
  - The HOA has approximately \$88,000 in Total Assets currently.
  - Comment that there is detailed information in the 2018 Annual Meeting minutes regarding the specific issues that the HOA has been addressing and will need to address moving forward.
  - Comment that the HOA needs to reexamine how issues with individual units will be addressed moving forward.
  - It is important for the HOA to function well to maintain property value.
  - Call for a vote on the 2019 proposed budget: 9 votes for, 3 votes against and 1 abstain.
  - The 2019 Budget passes effective May 1, 2019.
- The Board of Directors is responsible to review and propose a budget each year. The budget will be reevaluated moving forward.

- Two Board Members have recently resigned which leaves 2 current vacancies on the Board. Any volunteers would be welcome! A full Board of 5 members would allow the Board to operate more efficiently as each matter raised to the Board requires time and energy to address.

#### Architectural Review Committee Update

- The ARC is newly formed by the Board
- Tasked with oversight and recommendations for architectural changes as well as maintenance requests.
- The goal is to make the process as simple as possible, keep homeowners involved in the process and keep the process transparent.
- There are some issues that need to be addressed with the irrigation system. The ARC will work with the Landscapers to address these issues

Comment that the Board has done a great job!

The meeting adjourned at 6:45 pm.

Minutes taken by  
Elizabeth Marvin  
Heritage Property Management