Shadow Run Homeowners Regular Meeting

August 13, 2026 on zoom

Called to Order: 6:32 PM A quorum of the board was present.

Guests: Marie Swita, Brenda Schumaker, Shade Orr, Dirk Weiler, Sherry, Floyd

Present: Heidi Weiler, Josephine Small, Dean Nelson, Tiffany Nelson

Absent: Andy Denton, Chuck Torelli

Homeowner Forum:

What is the stance for the board members for looking at the reserve study of the longevity of the fence?

- Lifespan of the fence is expired. We have a very old fence. Do we want to keep putting money into this fence or put money into a new one so it saves us money in the future?

Consent Agenda:

- Motion to approve the consent agenda was made by Josephine Small. Dean Nelson second the motion. All present approved.

Secretary's Report:

- The board reviewed the June 18,2026 minutes. Motion to approve the minutes was made by Heidi Weiler. Josephine Small second the motion. All present approved.

Treasurer's Report:

- Chay reported out on the financials:
  - Reserve fund 138,532.84 Reserve fund expense $2778.46
  - Operating funds ending balance $42,339.91 operating debit card balance $127.33
  - Homeowners balance-$23,331.52 Late fees/Interest- $172.80
  - Operating expense totaled $10,776.42
- Motion to approve the budget made by Heidi. Josephine second the motion. All in attendance approved.

Old Business:

- Challenges on irrigation. We had some failed sprinklers and pipe breakages. Those have all been repaired.
- The tree on Ely might have some damage.

- Timers for sprinklers have been set to the correct times.
- North park hasn't finished the ground work from the tree removal yet.
- Question-Is this a normal expense in the past? Answer it is not uncommon to have sprinklers break. The service is the bigger expense. We do pay close to $32,000 a year for mowing and sprinkler repair.

New Business:

- Discussion on the new fence:
    - Chay and Dirk have both received bids.
    - The repair for the current fence would be $96,000 and that didn't include painting. It would be over $27,000 to paint.
    - Assessment was the posts are sound. The repairs they felt there would be a lot of issues.
    - Canyon Lakes spent $100,000 to paint their fence and it still looks old.
    - Replace with the block fence would be $168,000 vs $125,000 to paint and repair.
    - Review of survey to homeowners- 61.5% in favor of replacing the black fence. Only 1/3 of the homeowners responded to the survey.
    - There is no urgency to do this. This discussion is to let homeowners know their options. However, everything continues to go up in cost. If we do this a few years later the price could be significantly higher.

Open floor:

- Is the board going to put out a proposed plan?
    - If we choose to move forward we would use the reserves and a $400 special assessment to homeowners
- How would we recoup the reserve funds?
    - The outlook of the reserves is that we would use the reserves up to $100,000 then the rest special assessment. The reserves are mainly for the fence.
    - Block walls are 50-100 years+. It might hurt us slightly right now but would help with expenses to homeowners in the long run.
- What is the timeline for the board on this?
    - We currently don't have a timeline. It would be nice to do it sooner than later. It would most likely not happen this year. Spring of next year could be a good option. The board would need to write it into the budget. That is coming up here in the next couple of months.
    - CCNR's states that we need 2/3 votes for the approval. The assessment rate could be raised and we don't need the 2/3 vote.

Neighborhood Watch

- We need to bring more awareness to the neighbors. There has been a report of strange behavior. Please be aware of your surroundings at all times. This was brought to the boards attention and the police.

Next Regular Meeting:

- September 24 and the 29th as a back up @ 6:30 pm on zoom.

Meeting was adjourned