



Board of Director's Meeting Minutes
6:30 PM April 28, 2025 – WebEx

Call to order: 6:32 PM

Guest(s): Jesse, Heidi, Marie, Ajax

Absent: Shannon

Call for Ad-Hoc Agenda Items (Will be added to the end of the planned Agenda)

Secretary's report:

- Approval of meeting minutes past 2 months All in favor of approving 4-0
 - Einar summarized minutes

Treasurer's report:

- Financial reports
 - Attached to minutes.
 - Einar made a check for \$25K to our operating account at property management and will get the rest to them when all bills on auto pay are closed out. This gave HOA Mgmt enough to get started and pay bills that come in.
 - Einar said the reserve account he was wanting to keep at HAPO because it was too many eggs in one basket. But now he is suggesting to move to the property management bank so they can do the transfers. We can vote to do that at a future meeting but Einar wanted to report that was their recommendation going forward. Dirk agreed and is comfortable with voting and motioned to vote the reserve account from our HAPO account to mgmt bank account. Einar seconded. Approved 4-0
 - There is a savings account that has about \$9,000. Will discuss on a recommendation with management company if we roll that into operating account or what to do.
- Liens/delinquencies

Old Business:

- Need to fill open board position
 - No interest on advertisements on facebook or website. May need to do more advertising.
- Property Management Update
 - Going well, getting billing addresses updated, and auto-pays canceled.
 - After a full month it should get easier.
 - Board members confirmed access on their portal to use for approvals.
 - When meeting with property management, discuss on having a tab on the HOA mgmt dashboard where files would be on violation letters.
- Rule Enforcement: Update on letters sent
 - 6-8 letters sent out

- Roof violation on ACC
- Hightower follow up on Christmas painting, some issues resolved.
- Fence on 36th that was moved needs painted and finished.
- Homeowner covered up graffiti in path but painted it black, needs ACC.
- Email the Shadow Run gmail with any violations. 1 address per email.

New Business:

- ACC Application Review-Homeowner submitted same colors and presented other similar home colors in the neighborhood asking board to review again.
 - Discussed in depth. Regarding the comparison of darker homes. Einar asked how many of the examples are in his culdesac.
- Open Secretary position
 - No volunteers or any interest
- 3 accounts requesting forgiveness. Carney, Lumsden, Bowlin. 1 due to not getting mail forwarded while in AZ, another due to a death and another due to property mgmt sending balance without final lien release/legal fees added. Discussed briefly via text. Formal discussion.
 - Discuss in closed session after
- Trees: Was trimming done on perimeter trees? What will happen with dead trees?
 - Dirk reported trees were not trimmed and 1-2 dead. Not trimmed due to age. Discussion on 10-12 trees that have dead branches. Dirk will get with Andrew from Heritage on it.
- QBO- have until May 4th when payment is due. Can we cancel?
- Get with Property Management

Close Session if needed

Motion for Executive Session, Pursuant to RCW 64.38.035. "I move that the Board enters a closed session to discuss the following item or items...":

- Discussed 3 accounts
 - Board voted to not forgive Carney account, send to P&M to collect lien release/legal/interest fees. 3-0 with 1 abstaining
 - Board voted to not forgive Lumsden account. 3-0 with 1 abstaining
 - Board voted to forgive Bowlin account 4-0

Re-Open Session

Further discussion on ACC form. Discussed it is a very dark color and does not meet the ACC conditions. 4-0 rejected the resubmittal of the ACC for the same colors.

Board Actions:

- ☐ **Meet with Property Management about Financial Report, Reserve and Saving Account**

Ad-Hoc Agenda Items:

Adjourn Meeting: 8:40 PM

Next Regular Meeting: Will be held **May 28th** , 2025 at ___6:30PM___ on WebEx