

July 2025 Shadow Run Monthly Meeting – Virtual

Attendance – **Einar, Dirk, Robert**, Brenda, **Marie**, Angie, Shannon, Alan (late joiner)

Einar called meeting to order at 6:37pm

1. We have a quorum with 4 board members
2. Approved May Minutes –Einar recapped minutes - No June meeting as no quorum.
3. No financial report this month due to report not being generated. Still have pending data to update. Will follow up with management company on report scheduling.
4. Board/Officer vacancies discussed. No volunteers as of yet. Not sure if a formal Treasurer is needed with the management company handling the bookkeeping.
5. One year house paint deadline coming up. Escalation letters to go out.
6. 39 violation letters going out.
7. Marie asked about a vote to forgive any fines/fees. One had been, Bolens was forgiven a 25% late fee. All other owed monies paid. Further discussion made on what details can be included in the minutes due to privacy laws.
8. Discussed the fence that was painted that had the graffiti. No ACC form submitted. Not pursuing as it covered the lewd graffiti.
9. Discussed tree removal due to bug infestation.
10. P&M will not work with our management company on collections matters. No resolution so far. Will revisit when a needed service arises for collections. Extended conversation on this issue continued without any conclusion.
11. Discussed Taylors house paint color. Had legal engagement and they painted without confirmation. As a result, P&M drafted new house color document for ACC applications. Also drafted a letter in regard to what will happen if we do not get volunteers to fill the board and officer positions.
12. House color motion. Einar makes a motion to adopt the proposed paint color pallet for all future ACC house paint colors. Robert seconded. Brenda inquired about door colors and Dirk added shutter color as well. Extensive conversation on this issue continued. Concern with language addressing trim, doors and shutters. Language altered on proposed verbiage. Amended motion for adopting resolution by the board made by Einar. Vote in favor 3-1. Draft being sent to P&M to send to residents.
13. Discussed some homeowner complaints on dogs and kids riding bikes in driveways of residents. Not within our jurisdiction. They were referred to code enforcement and law enforcement.

14. Discussed and confirmed approval for Heritage bid for removal of dead tree at swing park.
15. Alan inquired about fence color approvals.
16. Marie brought up discussion on cancelled subscriptions. Also requested to have the 2024 Audit started. Noted. Mentioned dying grass in parks. We recently had two timers replaced. Taking time to recover. She brought up the question on who is making sure the HOA documents are being provided to new home buyers. We will look into that. She also brought up a broken tree on Ely. I will check on that. Also brought up painting the perimeter fence. It is on the radar.
17. Robert brought up assessment's late fees on July 16th. Traditionally late fees were set to July 30th. Discussion continued. Management company set incorrect due and late fee schedule. We will get them updated to make due dates on the 15th and late fees for 30th.
18. Next meeting scheduled for August 19th.

Einar adjourned the meeting at 9:01pm