

**SHADOW RUN COMMUNITY ASSOCIATION, INC.**  
**February 24, 2022 at 6PM in Hudson and on Zoom**

**MEETING MINUTES**

1. Meeting Start: 6:01PM
2. Establish Quorum – Sue, Nancy, Andrea, Julie, Barb in person. Quorum established. Sue motioned, Nancy 2<sup>nd</sup>, all were in favor.
3. Read and approve or edit January Meeting Minutes – Julie  
Approved with no revisions. Barb motioned, Nancy 2<sup>nd</sup>, all were in favor.
4. Financial Report for January – Nancy Murphy  
Revenue - \$1,779.22 over budget due to some HOA fees for February arriving and being posted in January etc..  
Expenses - \$2,167.92 over budget due primarily to two payments to Lawn company in January. One payment of \$3,450 in the beginning of the month and another payment of \$3,450 at the end of the month. Additionally previous trash removal company invoice for December 2021 service was paid in January in the amount of \$1,772.98. Trash removal payment going forward with new vendor are \$1,245/month. Price fixed for 2 years.  
Financial Report Approved – Barb motioned, Sue 2<sup>nd</sup>, all were in favor.
5. Management Report – Andrew  
Collections – 2 overdue by 30 days, 1 overdue by 60 days, and 1 overdue 90 days being followed up on.  
Compliance – weekly inspections complete and up to date.  
Homeowner Concerns – none reported.  
Insurance – 5 Insurance companies pulled out of Florida. 2 quotes were submitted for review. One of the two companies that submitted a quote pulled out of Florida. Board is working on additional quotes.  
Pool Leak – Pool company identified pool leak at drain site. Julie will contact the vendor that resurfaced the pool and inquire about warranty. Andrew will follow up with our pool vendor.  
Ponds Update – Maintaining ponds is part of the lawn contract. Person responsible for this went out with COVID and has not returned yet. Andrew is following up on this issue.
6. Tables and Chairs for Pool – Topic was discussed among board members and members present at the meeting. Julie will evaluate repairing the chairs. Board voted on tables following discussion. Board Vote Results – 4 votes in favor of replacing tables, 1 vote against replacing tables. Julie motioned, Sue 2<sup>nd</sup>, majority was in favor.
7. Tree with Safety Concerns in the road on Knollbrook.  
Tabled until next meeting. Community informed to report tree concerns to the board.
8. Ponds on East and West side of Hollybrook  
Management company is assisting board to obtain estimates for erosion repair, drainage issues, and tree safety.

**SHADOW RUN COMMUNITY ASSOCIATION, INC.**  
**February 24, 2022 at 6PM in Hudson and on Zoom**  
**MEETING MINUTES page 2**

9. Vehicle Damage – Item in progress since 10/2020. Owner requested a final resolution. Owner had documentation that they reported to the HOA that a dead tree located on HOA property was posing a safety concern. Large limb located high on the tree fell on the vehicle causing damage. Tree was cut down shortly after the damage occurred. 3 estimates reviewed by the board and shared with members present. Lowest estimate was \$1,502. Proposed resolution. Owner of vehicle to pay \$500, HOA to pay remaining \$1002 since HOA insurance deductible is \$1000. Board voted on proposed resolution following discussion. Board Vote results – 4 in favor of proposed resolution, 1 against proposed resolution. Sue motioned, Barb 2<sup>nd</sup>, majority were in favor.
10. Paint Colors (committee needs to be formed) Volunteers from community – Postponed until volunteers from the community can form a committee to work on this big project.
11. Residents requested a Street Sign & yellow post and signage by bump on Hollybrook  
Following board and community member discussion, board will obtain quote(s) from licensed handyman. Sue motioned, Nancy 2<sup>nd</sup>, all were in favor.
12. Light bulbs and globe replacement at pool, outlets not working need checking, plumbing issue in men’s bathroom with urinal and replace shower head Maintenance items to be addressed. Maintenance items with licensed handyman and pool company, Electrical items with vendor licensed in Electrical, and plumbing issues with licensed plumber. Sue motioned, Nancy 2<sup>nd</sup>, all were in favor.
13. Discuss Mass emails for emergency information to community from Ameritech – Community members present were strongly in favor of this approach. Board will be required to draft the communication, send it to AmeriTech, and give AmeriTech permission to send it to the community and post it on the website. Board will be utilizing the communication approach.
14. Discuss if response from ONE board member sufficient / rather than FIVE responses from all board member / get community feedback – Community members agreed that one response is sufficient. Remaining board members will be copied so everyone has the same information.
15. Pool fence – Andrea presented 3 estimates and brief summary. Topic postponed until cost to repair pool leak is available and pool leak is repaired.
16. Address residents concerns over rules & regs about yard ornaments and if changes needed. Our documents require review and revision starting with our declaration and bylaws. Rules and Regulations are least enforceable among our documents. This is a costly and very time-consuming project.
17. Community comments and feedback - None
18. Social Committee / any volunteers – No Update
19. Meeting Adjourned – 7:29PM Sue motioned, Barb 2<sup>nd</sup>, all were in favor.

SHADOW RUN COMMUNITY ASSOCIATION, INC.

MEETING ATTENDANCE RECORD

MEETING DATE/TIME/LOCATION: 2/24, 2002; 6:00PM; Hudson Library Page: 1.

Attendees in person please sign in below:

Print Name: <u>Leary Nava GR</u>	Sign: <u>[Signature]</u>
Print Name: <u>Sub Nava GR</u>	Sign: <u>[Signature]</u>
Print Name: <u>NANCY MURPHY</u>	Sign: <u>[Signature]</u>
Print Name: <u>MIKE MURPHY</u>	Sign: <u>[Signature]</u>
Print Name: <u>VINCENT CORRELI</u>	Sign: <u>[Signature]</u>
Print Name: <u>ANDREA COAD</u>	Sign: <u>[Signature]</u>
Print Name: <u>CAROL HEVINS</u>	Sign: <u>[Signature]</u>
Print Name: <u>Kathleen Damico</u>	Sign: <u>[Signature]</u>
Print Name: <u>Sheila Gomez</u>	Sign: <u>[Signature]</u>
Print Name: <u>Deborah D'Sin</u>	Sign: <u>[Signature]</u>
Print Name: <u>Butch Parone</u>	Sign: <u>[Signature]</u>
Print Name: <u>Dana Reynolds</u>	Sign: <u>[Signature]</u>
Print Name: <u>FRED Hitchcock</u>	Sign: <u>[Signature]</u>
Print Name: <u>DANA A. Reynolds</u>	Sign: <u>[Signature]</u>
Print Name: <u>MICHAEL DRUCE</u>	Sign: <u>[Signature]</u>
Print Name: <u>Ricky Reynolds</u>	Sign: <u>[Signature]</u>
Print Name: <u>KEVIN MURPHY</u>	Sign: <u>[Signature]</u>
Print Name: <u>Jeanine Murphy</u>	Sign: <u>[Signature]</u>
Print Name: <u>Theresa's</u>	Sign: <u>[Signature]</u>

Attended by Zoom/Phone: Rickey Reynolds, Theresa

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_