

SHADOW RUN COMMUNITY ASSOCIATION, INC.
July 28, 2022 at 6PM in Hudson and on Zoom
MEETING MINUTES

1. Meeting Start: 6:02PM Pledge to the Flag and Open Meeting
2. Establish Quorum - Barb, Nancy, Andrea in person.
Julie and Sue on Zoom. Quorum established.
3. Read June Meeting Minutes – Barb
Minutes Approved. Nancy motioned, Barb 2nd, All were in favor.
4. Financial Report for June
Revenue - \$ 2,073.97 Over Budget
Total Expenses - \$ 6,557.74 Over Budget
Once per year tree removal payment \$5,200
Operating Budget Balance (Excluding Reserves) - \$ 30,225.43
5. Management Report – Andrew
Currently 2 over 30 days \$290, 3 over 60 days \$233, 2 over 90 days \$595. (1 sent to attorney), Currently 1 with attorney. Weekly inspections were done
Signs with appropriate verbiage to aid in avoiding liability to be posted at ponds after quotes are reviewed and a vendor is approved.
6. Culverts - Julie
Hollybrook culvert – areas in front and behind culvert require maintenance.
7. Document Review Update – Andrea
Items considered for amendments: Background check, Parking, Fining and Assessment late fee charges, Driveway wording to include pavers, By-law recording, Architectural form approval by Board and Committee when Committee is appointed.
8. Pool area cleaning, mailbox and sign cleaning hire - postponed
9. Potential new parking spaces - postponed
10. Lawn Company Contracts -
Board and neighborhood feel current company (Millennium) is not performing work to standard. Millennium submitted new contract bid. Board received 2 additional bids.
Board unanimously voted for Liberty. Barb motioned, Sue 2nd, all in favor.
11. Community feedback -
Home owner on Cinnamon asked if Association would check for and remove dead tree branches from live trees in neighborhood as a safety measure. Board stated live trees are not the Association's responsibility. Any branches overhanging residents' property may be trimmed by property owner up to the property line with architectural form approval.

One member asked if the Board enforced the county watering schedule. The Board does not but will post it for the community.

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Previous board member volunteered to be on a welcoming committee with a Board Member. The Board may prefer to have two Board members only on the Committee, but will discuss further.

12. Meeting Adjourned: 7:10PM Barb motioned, Sue 2nd, all were in favor.

August Meeting – TUESDAY 8/30/2022 at 5:00PM in Hudson Library
September Meeting – 9/22/2022 at 6:00PM in Hudson Library

SHADOW RUN COMMUNITY ASSOCIATION, INC.

MEETING ATTENDANCE RECORD

MEETING DATE and TIME: July 28, 2022 in Hudson Library Page: 1

Attendees in person please sign in below:

Print Name: <u>Kathleen DAmico</u>	Sign: <u>Kathleen DAmico</u>
Print Name: <u>Sheila Gomas</u>	Sign: <u>Sheila Gomas</u>
Print Name: <u>Ann Murtagh</u>	Sign: <u>Ann Murtagh</u>
Print Name: <u>Deborah Ursin</u>	Sign: <u>Deborah Ursin</u>
Print Name: <u>Butch Parone</u>	Sign: <u>Butch Parone</u>
Print Name: <u>Bob NELIAS</u>	Sign: <u>Bob Nelias</u>
Print Name: <u>Jennifer Leibowitz</u>	Sign: <u>Jennifer Leibowitz</u>
Print Name: <u>Marty Leibowitz</u>	Sign: <u>Marty Leibowitz</u>
Print Name: <u>MIKE MURPHY</u>	Sign: <u>Mike Murphy</u>
Print Name: <u>Darlene Admire</u>	Sign: <u>Darlene Admire</u>
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
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Print Name: _____	Sign: _____

Attended by Zoom/Phone: CARMEN - JULIE - SUE

