

Meeting Start: 11/10/2022 at 5:03PM by Barb. Quorum Established: Andrea, Julie, and Barb in person.  
Motion made to recess the meeting until 11/11/2022 at 5:00PM at the Cabana due to inclement weather.  
Julie motioned, Barb 2nd, all were in favor.

Meeting recessed as of 5:06PM to reconvene at the same location on 11/11/2022 at 5:00PM.

## NOVEMBER BOARD MEETING MINUTES

1. Meeting Start: 5:37PM
2. Quorum Established: Andrea, Nancy, Julie, and Barb in person.
3. Read and approve October Meeting Minutes - Julie  
Julie motioned to approve, Barb 2nd, all were in favor.
4. Financial Report for October - Barb  
Revenue - \$ 429.95 Over Budget Total Expenses - \$ 544.34 Under Budget  
Operating Budget Balance (Money in the Bank-Excluding Reserve Fund) - \$ 32,663.39  
Barb motioned to approve, Andrea 2nd, all were in favor.
5. Management Report - Andrew  
Financials were mailed on 11/4/2022. Currently 3 over 30 days (\$377), 2 over 60 days (\$270), 2 over 90 days (\$569), 1 with attorney (\$425). Current month (\$ 1,699)  
Inspections are done.
6. Report on Cleaning Culverts - Andrea - obtaining more quotes.
7. Report on damaged and eroded banks on ponds - Andrea - obtaining more quotes.
8. Update on Document Review - Summarized information posted in previous meetings.
9. Termite Inspection Update - Barb  
External inspections completed by Hughes on all properties. Attic and Interior inspection not completed on 2 properties. Interior inspection not completed on 1 property. Owners notified how to complete this requirement.
10. Cherrydale/Knollbrook Street Sign Repair - Complete
11. Mailbox Numbers - Quotes reviewed.  
Julie motioned to approve replacing all the numbers, Barb 2nd, all were in favor.
12. Possible Pool Leak - Julie - there is no pool leak. Float was cleaned and repaired.
13. Pool Maintenance Quotes - 3 quotes reviewed. Randy the Pool Guy to start on 1/1/2023 at a cost of \$550 per month. Julie motioned to approve, Barb 2nd, all were in favor.
14. Community Input - Some members requested New Year's Eve get together at the pool. Julie and Marlene offered to organize the event with Board Assistance.
15. Meeting Adjourned: 6:25PM Barb motioned, Andrea 2nd, all were in favor.

**December Meeting - 12/8/2022 at 6:00PM at Hudson Library and on ZOOM**

SHADOW RUN COMMUNITY ASSOCIATION, INC.

MEETING ATTENDANCE RECORD

MEETING DATE/TIME/LOCATION: 11/10/2022 at 5:00PM, at CABANA Page: 1

Meeting Start: 5:03PM by Barb

Quorum Established: Andrea, Julie, and Barb in person.

Motion made to recess the meeting until 11/11/2022 at 5:00PM at the Cabana due to inclement weather.

Julie motioned, Barb 2nd, all were in favor.

Meeting recessed as of 5:06PM to reconvene at the same location on 11/11/2022 at 5:00PM.

Attendees in person please sign in below:

Print Name: <u>Barbara Przybyciewski</u>	Sign: <u>Barbara Przybyciewski</u>
Print Name: <u>ANDREA COAD</u>	Sign: <u>Andrea Coad</u>
Print Name: <u>VINCENT CORELLI</u>	Sign: <u>V Corelli</u>
Print Name: <u>Melanie Daly</u>	Sign: <u>Melanie Daly</u>
Print Name: <u>Lilianne Burkholz</u>	Sign: <u>Lilianne Burkholz</u>
Print Name: <u>NANCY MURPHY</u>	Sign: <u>Nancy Murphy</u>
Print Name: <u>Sheila Gomes</u>	Sign: <u>Sheila Gomes</u>
Print Name: <u>Kathleen Damico</u>	Sign: <u>Kathleen Damico</u>
Print Name: <u>LARRY NAVABE</u>	Sign: <u>Larry Navabe</u>
Print Name: <u>Theresa Roden</u>	Sign: <u>Theresa Roden</u>
Print Name: <u>Deborah Ursin</u>	Sign: <u>Deborah Ursin</u>
Print Name: <u>Philip Pavone</u>	Sign: <u>Philip Pavone</u>
Print Name: <u>MARLENE RODRIGUEZ</u>	Sign: <u>Marlene Rodriguez</u>
Print Name: <u>Franc Totilo</u>	Sign: <u>Franc Totilo</u>
Print Name: <u>Franc Totilo</u>	Sign: <u>Franc Totilo</u>
Print Name: <u>FRED Hitchcock</u>	Sign: <u>Fred Hitchcock</u>
Print Name: <u>LAURIE GUYM</u>	Sign: <u>Laurie Geym (Gaym)</u>



## **SHADOW RUN COMMUNITY ASSOCIATION, INC**

**November 10, 2022 Starting at 5:00PM at the CABANA**

**Meeting Start: 11/10/2022 at 5:03PM by Barb. Quorum Established: Andrea, Julie, and Barb in person. Motion made to recess the meeting until 11/11/2022 at 5:00PM at the Cabana due to inclement weather.**

**Julie motioned, Barb 2nd, all were in favor.**

**Meeting recessed as of 5:06PM to reconvene at the same location on 11/11/2022 at 5:00PM.**

### **BUDGET MEETING MINUTES**

1. Meeting Reconvened on 11/11/2022 at 5:12PM by Andrew.  
Pledge to the Flag and Open Meeting
2. Establish Quorum – Board quorum established - Nancy, Andrea, Julie and Barb in person.  
Member Quorum Established - 27 in person and by proxy.
3. 2023 budget reviewed and discussed with members. HOA fee of \$140/month starting 1/1/2023 approved. Nancy motioned, Andrea 2nd, all were in favor.
4. Meeting Adjourned: 5:25PM - Julie motioned, Nancy 2nd, all were in favor.

### **ANNUAL MEETING MINUTES**

1. Meeting Start: 5:26PM Meeting started by Andrew.
2. Establish Quorum – Board quorum established - Nancy, Andrea, Julie and Barb in person.  
Member Quorum Established - 27 in person and by proxy.
3. Four Intent to Run forms received. Three candidates present at meeting. No further interest to run from members. Two Board members elected not to serve an additional term. New Board members are Sue Navage, Barb Przybyszewski, and Andrea Coad. Board roles to be assigned at organizational meeting.
4. Meeting Adjourned: 5:35PM - Nancy motioned, Julie 2nd, all were in favor.

SHADOW RUN COMMUNITY ASSOCIATION, INC.

MEETING ATTENDANCE RECORD

MEETING DATE/TIME/LOCATION: 11/10/2022 at 5:00PM, at CABANA Page: 1

Meeting Start: 5:03PM by Barb

Quorum Established: Andrea, Julie, and Barb in person.

Motion made to recess the meeting until 11/11/2022 at 5:00PM at the Cabana due to inclement weather.

Julie motioned, Barb 2nd, all were in favor.

Meeting recessed as of 5:06PM to reconvene at the same location on 11/11/2022 at 5:00PM.

Attendees in person please sign in below:

Print Name: <u>Barbara Przybyciewski</u>	Sign: <u>Barbara Przybyciewski</u>
Print Name: <u>ANDREA COAD</u>	Sign: <u>Andrea Coad</u>
Print Name: <u>VINCENT CORELLI</u>	Sign: <u>V Corelli</u>
Print Name: <u>Melanie Daly</u>	Sign: <u>Melanie Daly</u>
Print Name: <u>Melissa Buckholz</u>	Sign: <u>Melissa Buckholz</u>
Print Name: <u>NANCY MURPHY</u>	Sign: <u>Nancy Murphy</u>
Print Name: <u>Sheila Gomes</u>	Sign: <u>Sheila Gomes</u>
Print Name: <u>Kathleen Damico</u>	Sign: <u>Kathleen Damico</u>
Print Name: <u>LARRY NAVAGE</u>	Sign: <u>Larry Navage</u>
Print Name: <u>Theresa Roden</u>	Sign: <u>Theresa Roden</u>
Print Name: <u>Deborah Ursin</u>	Sign: <u>Deborah Ursin</u>
Print Name: <u>Philip Pavone</u>	Sign: <u>Philip Pavone</u>
Print Name: <u>MARLENE RODRIGUEZ</u>	Sign: <u>Marlene Rodriguez</u>
Print Name: <u>Franc Totilo</u>	Sign: <u>Franc Totilo</u>
Print Name: <u>Franc Totilo</u>	Sign: <u>Franc Totilo</u>
Print Name: <u>FRED Hitchcock</u>	Sign: <u>Fred Hitchcock</u>
Print Name: <u>LAURIE GUYNN</u>	Sign: <u>Laurie Geyn (Gaynn)</u>

