

SHADOW RUN COMMUNITY ASSOCIATION, Inc.
April 10, 2024 at the Cabana
Meeting Minutes

1. Meeting Start: 5:37 pm Pledge to Flag Open Meeting: Sue Navage
2. Quorum established: yes Sue Navage, Andrea Coad, Chris Engle, Kathy D'Amico in attendance; Laurie Oexler, absent
3. March 7th, 2024 minutes read. Motion to Approve: Andrea Coad 2nd: Sue Navaage, All in Favor
4. Financial Report: (Feb) Revenue: \$525,43 under budget Expenses: \$1,633.47 under budget
Operating Fund excluding reserves: \$ 33,096.36

Financial Report: (Mar) Revenue: \$999.98 over budget Expenses: \$2,694.72 under budget
Operating Fund excluding reserves \$ 38,343.03
- 5.&6. Attorney Update: Pending Questions to Management: -On Hold for Update
7. Update on Termite Inspections & Fining Committee: Inspections completed/ Fining Committee Meeting cancelled
8. Sidewalk quotes: Additional Quotes received: Sunshine Masonry \$ 22,630.00; JCK Custom Concrete \$9,700.00, Prior Bid: APD \$21,150. Motion to accept bids: Sue Navage, 2nd: Andrea Coad. Sue, Andrea, Chris Engle in favor; Kathy D'Amico abstained
9. Tree Bids: Treemendous \$3,500; Veterans Tree Service \$3,500; Morris Tree Service \$3,800; Adams: \$1,700. Motion to hire Adams by Sue Navage, 2nd: Andrea Coad, All in Favor
10. Paver Sealing Quotes: Dura Guard \$ 2,600; Premium \$3,556.68 Bay Pavers \$2,900
Motion to hire Dura Guard by Sue Navage, 2nd: Andrea Coad, All in favor
11. HOA insurance 2024-2025: \$ 6,750.00
12. Arch Approvals: 3-5 siding & re-screen-12438 Ferndale Ct, 3-17 window replacement-12535 Knollbrook, 4-1 replace fence vinyl-12628 Cherrydale; All approved. Motion to add Approvals to minutes by Andrea Coad, 2nd Chris Engle, All in Favor
13. Signage: New no parking signs added by pool
14. Umbrellas: new umbrellas purchased and installed
15. Entrance Committee funds. Motion to send \$500.00 made Sue Navage. 2nd: Chris Engle, All in favor Attending Residents acknowledge agreement
16. Rules/ Regs Parking Discussion: Sue Navage working on updating Parking Regulations statement.

17, Community Garage Sale: no date set.

18. Community time: Questions and Answers with attending residents. Comment: Pool opening time should be adjusted in docs from 8:00 am to dawn to match signs. Asphalt was suggested for sidewalk. Management reminded community a resident vote is required for that type of change.

19. Motion to Adjourn at 7:02 by Sue Navage. 2nd: Andrea Coad All in Favor

— SHADOW RUN COMMUNITY ASSOCIATION, INC.

March 7, 2024 at 5:30 PM at the Cabana
MEETING MINUTES

1. Meeting Start: 5:35 PM Pledge to the Flag Open Meeting- Sue Navage