

SHADOW RUN COMMUNITY ASSOCIATION, INC.
September 10, 2025 at 6:30 p.m. at the Cabana
Meeting Minutes

1. Meeting Start: 6:36 p.m. Pledge to Flag 2. Open Meeting: Sue Navage
3. Establish Quorum (3) Susan Navage, Pres; Chris Engel, Vice Pres.; Andrea Coad, Treas./ Secretary
4. Read and Approve March Minutes: Motion to correct Agenda error from Read and Approve March Minutes to Read and Approve May Minutes by Andrea Coad, 2nd by Sue Navage. All in favor. May meeting minutes read. Motion to approve by Sue Navage, 2nd by Chris Engel, All in favor
5. Financial Report: Operating Funds: \$ 33,923.56 Reserve Funds: \$113,878.80
6. Past Due/Atty: 60 days past due: 2 With Attorney: 5
7. Cinc App & Portal: Magda Hatka gave recap on program
8. Arch forms / Requests 5-20-25 replace roof - 12508 Knollbrook; replace roof - 12510 Glendale, replace roof - 12535 Hollybrook , 7-15-2025 replace roof - 12518 Knollbrook, 7-29-2025 replace roof - 12432 Cinnamon

Motion to affirm approval of arch forms by Andrea Coad, 2nd by Chris Engel, All in favor.

Arch form requests are to be sent to Magda at Ameritech for review. Magda will forward to the Board upon verification that form is complete.
9. Cabana/ Roof: Delay in receiving contract for new roof from DiMonda Roofing. Contract signed with previous bid from Signature Roofing. Motion to approve Cabana cabinet locks by Sue Navage, 2nd Chris Engel, All in favor
10. Insurance: Insurance Certificates received.
11. Trees: Quote received from Adam B's tree service: \$1950/ 5 trees. \$1,100 tree trim. Motion to approve \$1950 by Andrea Coad, 2nd by Sue Navage, All in favor.

12. Cameras at Pool: Motion to approve repair work at \$99 by Chris Engel, 2nd by Sue Navage, All in favor.

13, Maintenance/Paving Reserve: Magda to work on getting estimates. Roads can no longer be sealed.

Discussion: Neighborhood maintenance being addressed. Update Arch form to have start and completion date. Suggestion made for future Arch Committee.

Motion to adjourn at 7:30 p.m. by Sue Navage, 2nd by Chris Engel, All in favor