

**SHADOW RUN COMMUNITY ASSOCIATION, INC.**  
**January 29, 2025 at 6:30 PM at the Cabana**  
**MEETING MINUTES**

1. Meeting Start: 6:30 p.m.    Pledge to the Flag    Open Meeting: Susan Navage
2. Established Quorum: (3 of 5) Susan Navage, Pres; Andrea Coad, V.P./Sec.; Chris Engel, Director in attendance. Resignation letters received from Laurie Oexler, Treasurer; Kathy D'Amico, Director
3. Resignation Letters: Motion to accept resignations by Sue Navage, 2nd:Chris Engel, All in favor
4. Read and approve November meetings minutes. Correct verbage from "members approve to members voted" (per Magda, management). Motion to approve minutes by Chris Engel, 2nd by Susan Navage, All in favor
5. Financial Report for December: by Magda Hatka- Ameritech  
Operating Funds: \$29, 580.93                      Reserves: \$117,396.78
6. Past Due December Report: over 90 days: 6, with attorney: 5
7. ARCH form approvals: 9-12 12523 Knollbrook- replace lawn between driveways, add lawn to courtyard; 9-18 12434 Ferndale - remove dormer, replace roof; 9-18 12436 Ferndale - remove dormer, replace roof; 9-18 12438 Ferndale - replace roof; 10-2 12420 Hollybrook - repaint unit current color; 1-13 12627 Cherrydale - replace fence, repair siding.  
  
Motion to affirm approval of ARCH forms by Susan Navage, 2nd: Chris Engel, All in favor
8. Change of policy: assessment late fee after 15 days, sent to attorney after 2 months.
9. Sidewalk repairs: 3 additional sidewalk pads damaged from parking in neighborhood - add to repair list.
10. Parking Statute- update rules- add driveway parking priority; tabled until next meeting
11. Men's room repair. Motion to approve repair by Specialty Installations by Susan Navage; 2nd: Chris Engel, All in favor

12. Cleaning Service/ Cleaning Deposit: Bids at \$250 each visit, \$225.00 bi-weekly, \$90.00 each visit. Motion by Chris Engel to hire Lambpro Cleaning at \$90.00 per service. 2nd: Susan Navage. All in favor

Motion by Susan Navage to require \$50.00 refundable cleaning deposit for personal event use of Cabana. 2nd: Chris Engel. All in favor

13. Pond/ Retention work: Work completed on Ferndale/ Sugarcreek pond. Motion to approve start of work on Hollybrook/Cinnamon pond and pond treatment by Crosscreek Environmental by Susan Navage, 2nd: Chris Engel . . All in favor. Send cancellation notice to Advanced Aquatics.

- 14-17. Community discussion: Can homeowners insurance requirement be enforced or covered by HOA? This is a question for attorney. Parking/Dog Park/ Backyard fences: Changes to community property and covenant restrictions require mailer and resident vote.

Motion to Adjourn by Susan Navage 7:46 p.m. 2nd: Andrea Coad, All in favor

Minutes Board Approved 3-12-2025



Andrea Coad  
Secretary