

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

**March 12, 2025 at 6:30 PM at the Cabana**

## **MEETING MINUTES**

1. Meeting Start: 6:30 p.m. Pledge to Flag Open Meeting: Susan Navage
2. Establish Quorum (3) Susan Navage, Pres., Andrea Coad, Vice Pres./Sec., Chris Engel, Director
3. Minutes: January minutes read; Motion to approve by Chris Engel, 2nd by Susan Navage, All in favor
4. Financial Report: 2-28-2025 Operating Funds \$32,704.67 Reserves \$123,634.46
5. Management/ Past Due Update-Atty: past 30 days- 2, with atty -5; Property Inspections completed.
6. Arch Forms: 2-14 replace roof, 3-5 replace windows - 12511 Glendale Ct, 3-1 paint exterior - 12515 Hollybrook Ln, 3-1 paint exterior - 12519 Hollybrook Ln, 3-1 paint exterior, 3-1 paint exterior - 12521 Hollybrook Ln, 3-5 paint exterior, add landscaping- (2) avocado trees - 12512 Hollybrook Ln
7. Rules and Reg Update: Home Maintenance etc pg 12, Pool/Cabana Rules pg 19 Awaiting update from Attorney - Parking pg 17, email/ mailer notice required. Motion to approve pg 12 and pg 19 made by Andrea Coad, 2nd by Susan Navage, All in favor.
8. Change of Officers: Officer positions are changed as follows: Susan Navage, President; Chris Engel, Vice President; Andrea Coad, Treasurer/Secretary. Motion made to approve by Susan Navage, 2nd by Chris Engel, All in favor
9. Cameras: Surveillance cameras are not working. Further research needed for repair or replacement. Request made for resident volunteer to monitor system.

Community discussion:

Items discussed: Garage sale, community spring event, noise disturbance, speed bumps, dead tree

Motion to adjourn by Susan Navage 7:23 p.m., 2nd by Chris Engel, All in favor

5-14-2025 Meeting Minutes approved

Signed: *Andrea Coad*, Secretary