

SHADOW RUN COMMUNITY ASSOCIATION, INC.
January 21, 2026 at CABANA
BOARD MEETING MINUTES

- Meeting Start: 6:30 p.m. 1. Pledge to Flag 3. Open Meeting: Susan Navage
2. Established Quorum: Susan Navage, Pres.; Andrea Coad, Treas./Sec. in person,
Absent - Chris Engel, Vice President
4. Read & Approve Minutes: Meeting Minutes of November 12, 2025 for Board, Budget and
Annual Meeting read. Motion to approve all by Andrea Coad, 2nd by Sue Navage, All in
favor.
5. Financial Report/Attorney Update: 12/31/2025 Operating Funds: \$ 44,429.58
Reserves: \$121,975.38
Delinquencies: \$ 4,576.35
6. Arch Approvals: 12-6-25 Fence replacement - 12514 Knollbrook Ln, 12-6-25 Window/
Door replacement - 12541 Hollybrook Ln, 12-8-25 Fence replacement -
12619 Cherrydale Ln, 12-10-25 Driveway replacement - 12438 Ferndale
Ct.
Motion to affirm/approve arch forms by Andrea Coad, 2nd by Sue Navage, All in favor

Discussion:

Residents concerns were on the topic of equal requirements of neighborhood rules and regulations for maintenance by the management company. More specifically, garage doors and roofs. Neighborhood inspections are performed once a month. Final fining decisions are made by the fining committee.

Motion made by Susan Navage to update rules and regulations to require older roofs be replaced by new roofs with architectural shingles to match other roof replacements on the units. 2nd by Andrea Coad, All in favor.

Close Meeting: 7:15 p.m. Motion to adjourn meeting made by Andrea Coad, 2nd by Susan Navage, All in favor

Minutes approved by Board on 3-25-2026.

Signed: 

Andrea Coad
Secretary
Shadow Run Community Association