

SHADOW RUN COMMUNITY ASSOCIATION, INC.
March 25, 2026 at CABANA
BOARD MEETING MINUTES - OFFICIAL

- Meeting Start: 6:31 p.m. 1. Pledge to Flag 3. Open Meeting: Susan Navage
2. Established Quorum: Susan Navage, Pres.; Chris Engel, Vice Pres.; Andrea Coad, Treas./Sec.
4. Read & Approve Minutes: Meeting Minutes of January 21, 2026 read. Motion to approve by Susan Navage, 2nd: Chris Engel, All in favor
5. Financial Report/Attorney Update: 02/28/2026: Operating Funds: \$ 49,686.19
Reserves: \$ 128,100.36
Attorney: (3) \$ 6,170.00
6. Arch Approvals: 01-24-26 Roof replacement - 12516 Knollbrook Ln; 03-16-2026 Double driveway addition, sidewalk & courtyard replacement -12505 Glendale Ct., 03-27-2026 Driveway width extension - 12521 Knollbrook Ln
- Motion to affirm/approve arch forms by Andrea Coad, 2nd: Chris Engel, All in favor
7. Entrance Committee Donation: Motion to approve \$500.00 donation by Susan Navage, 2nd: Andrea Coad, All in favor
8. HOA Insurance: Motion to approve Harding Mutual Insurance Agency as agent, property Insurance premium quote: \$ 2,311.35 by Susan Navage, 2nd: Chris Engel, All in favor
9. Tree Bid: Panzner Tree Service \$ 700.00. \$350.00 allotted each additional tree. Motion to approve by Susan Navage, 2nd: Chris Engel, All in favor
- 10.. Roof Architectural Standards: Replace old style roofs with architectural shingles in colors that are currently in the neighborhood as of 03/2026. Remaining roof life expectancy may be given consideration by the Board.
- Motion to approve standard by Susan Navage, 2nd: Chris Engel, All in favor
- 11 Housekeeping: Motion to approve fee amount up to \$250.00 bi-weekly for 6 mos.by Susan Navage; 2nd: Chris Engel, All in favor
12. Roads: Motion to move forward with Special Assessment for road paving project and/or additional parking spaces by Susan Navage, 2nd: Chris Engel, All in favor

13. Sign for parking: Request for new parking sign or signs with 24 hour limit/ towing notice. Not in favor by any member of the Board at this time due to expense of replacing signs.

14. Camera Volunteers: Chris Engel offered to learn camera system.

15. Board Positions: No volunteers

Discussion: Architectural requests to be reviewed monthly at a specified meeting. Residents participated in discussions for roof standards, cabana/ pool housekeeping, road work, special assessments, and cameras. Frank Totilo volunteered as Road Project Manager if he is available. Ann Murtagh will continue to volunteer to monitor cameras and the pool area.

Next Board Meeting date: May 13, 2026.

Adjourn Meeting: 7:50 p.m. by Susan Navage 2nd: Chris Engel, All in favor

Minutes Approved by the Board of Directors Meeting 6-3-2026

Signed: *Andrea Coad*
Secretary

6-4-2026