

**SHADOWROCK TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, February 20, 2024, at 5:30pm MST
Microsoft Teams Conference Call

Board Members Present:

**Susan George - President
Linda Addison - Secretary/Treasurer
Rachael Wymer - Vice President
Gerald Reisman - Director
Tom Banner - Director**

Owners Present

**Barry Gordon
Amy Gordon
Susan Willis
Ernest Marshall
Joanne Silverman
Ona Marshall
John LaSalle
Bruce Adelman
Robert Friedman
Corrine Schroder**

Others Present

**Alexander Yeiser – The Romero Group
Thomas Cordero -The Romero Group
David Firmin ESQ – Altitude Law
Eric Gross ESQ – Roaring Fork Law
Bob Burkitt – Alltec Services**

1. Call to Order – Establish Quorum

Mr. Yeiser calls the meeting to order at 5:30pm MST.

2. Approval of Board Meeting Minutes from December 26, 2023

Ms. George motions to approve the minutes for December 26, 2023; seconded by Ms. Wymer. The motion passed unanimously at 5:31pm MST.

3. Altitude Law

Mr. Firmin and Mr. Gross engaged in a brief conversation concerning the use of common areas and enforcement of HOA rules and regulations.

Mr. Firmin and the board agreed to review the association's governing documents to address the definitions of common use areas.

4. Fire System Assessment

Mr. Burkitt and Mr. Yeiser presented two proposals regarding replacement of obsolete fire panel systems.

The Board of Directors asked several questions, about the following topics:

- Smoke Alarms
- Individual Unit costs
- Tiered discounts for group installations
- Monitoring Services

5. Architectural Review Request

Mr. Yeiser presents Ms. Addison's architectural review request regarding the removal of grass and a lilac bush from the front of her unit the in the spring.

Ms. Addison abstains from the vote.

Ms. George motioned to approve the architectural review request from Ms. Addison; seconded by Ms. Wymer. The motion passed unanimously at 6:06pm MST.

6. Policies and Procedures

Mr. Yeiser reviewed the pets polices and procedures from the community manual due to the uptake in owner complaints of pet waste being left in common areas.

7. Owner Comments on Non-Agenda Items (Limit 3 Minutes)

Ms. Addison wanted to express that she for one is very happy with level of community shown lately in particular to Ms. Patricia Ward who has been dealing with a broken leg.

A brief discussion ensues, topics included:

- Improper use of guest parking spaces
- The pros and cons of universal enforcement of all rules and regulations regarding owner violations

- Comments regarding agenda item 2 (Altitude Law)
- Bullying
- Past Violations brought in to the board.
- Community mission and vision statements
- Restricting owner comments to three minutes

8. Executive Session (If needed)

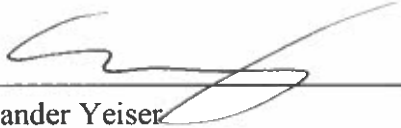
No Executive Session was needed.

9. Adjournment

Ms. George motioned to adjourn the meeting; seconded by Ms. Wymer. The meeting adjourned at 6:38pm MST.

The foregoing minutes constitute a true and correct copy of the above referred meeting and the Executive Board of the Shadowrock Townhomes Association approved said minutes on the date below.

3 / 13 / 24
Date



Alexander Yeiser
Property Manager

