



Board Of Directors Meeting

Tuesday, March 12, 2024, at 5:30pm MST
Microsoft Teams Conference Call

Board Members

Susan George – President
Rachel Wymer – Vice President
Linda Addison – Secretary/Treasurer
Tom Banner – Director
Gerald Reisman – Director

Owners Present

Ernest Marshall
David Edelman
Ona Marshall
Robert Friedman
JoAnne Silverman
Eric Jones
Jacklyn Ritter
John LaSalle
Sheri Smith
Josh Baumgarner
JoAnne Applebaum
Doug Jackson

Others Present

Alexander Yeiser – The Romero Group
Thomas Cordero – The Romero Group

Meeting Minutes

1. Call to Order – Establish Quorum
Mr. Yeiser calls the meeting to order at 5:30pm MST.
2. Approval of Board Meeting Minutes from February 22, 2024

Ms. Wymer motions to approve the minutes from February 22nd, 2024; seconded by Ms. George



3. Policies and Procedures

Mr. Yeiser due to an uptake in owner complaints reviews the following topics from the community manual.

- Vehicles rules and regulations
- Trash rules and regulations
- Pet rules and regulations

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

Mr. Yeiser opened the floor to owner comments; discussion ensued about the following topics:

- Letter from Ernest and Ona Marshall
- Construction cleanup on Overlook Ridge
- General contractor responsible for new units on Overlook Ridge
- Unauthorized parking in 24 hours guest spots
- Enforcement of declarations and covenant
- Drip Irrigation systems on wood decks
- Fire Suppression Systems

5. Executive Session (If Needed)

6. Adjournment

Ms. Wymer motioned for adjournment; seconded by Ms. George. The meeting adjourned at 6:10pm 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.

Date

Alexander Yeiser
Property Manager

3/8/24

Shadowrock Townhome Association Board of Directors & HOA Members

From: Ona Marshall & Dr. Ernest Marshall

Via: Electronic Mail to the Romero Group

Re: Follow up from the February 20, 2024 - Shadowrock HOA Association meeting

Comments from Eric Gross, Attorney, Roaring Fork Law to the Shadowrock HOA Board of Directors and the HOA Members.

I have represented planned communities in the valley for 25 years. I have witnessed the evolution of these communities over that time. Some have retained their appeal and value. Others have slowly evolved into a less appealing and contentious condition that pits neighbor against neighbor and affects aesthetics and the value of the properties. The latter examples reflect an unwillingness of the board over the years to enforce restrictions which then becomes harder to do over time. Shadowrock is a beautiful, well-planned community with significant value. This community is an asset every owner shares and creates a common value and hopefully common ground for this discussion.

Common Area Encroachment

1. Shadowrock's initial design is for fully landscaped and desirable and aesthetically pleasing common areas throughout the community. Townhomes do not have private land area in the front of the buildings and instead there is a master planned landscape.
2. Incremental encroachments by individual owners can alter the overall design concept in unplanned and haphazard manner.
3. Allowing some encroachments makes it more difficult for the board to deny or control future encroachment.
4. Encroachments create title issues for owners and adjacent owners. Surveys ordered related to sales will flag these conditions and buyers may object.
5. Most real estate professionals I work with whether they be agents, managers or attorneys would advise you to restrict this activity to maintain values and reduce neighbor conflict. Research from the Appraisal Institute and the National Association of Realtors supports this position.
6. Owners who construct encroachments without a review or prior approval should not be rewarded by later approval. Instead, they should be required to go through a formal process.
7. If there is an allowance of minor encroachment there should be at a minimum a predetermined policy and guidelines for approval of improvements that enhance the area around the installment
8. The entire community should be involved in this process of developing guidelines and procedures that allow an individual to utilize the common area owned by all.
9. Any approval should include a provision which allows the Association to return the common area to its original state if it so desires because the area belongs to all owners.

Read by Ona Marshall-comments provided by a Compass Broker Associate, the largest brokerage in the U.S.

1. Most real estate agents would request or require the seller to remove the exterior decorations in order to increase market value and increase the probability to sell and sell within typical market days on market.
2. Most property managers would not allow common areas to have individual occupant decor or landscaping modifications. Most associations, likewise, would not allow this.

