



Board Of Directors Meeting

Tuesday, June 25th, 2024, at 4:00pm MST

Microsoft Teams Conference Call

Board Members Present

Susan George -President
Rachael Wymer -Vice President
Robert Freidman -Director
Susan Willis -Director

Owners Present

Joanne Applebaum
John LaSalle
Tom Banner
Ona Marshall
Ernest Marshall
Gerald Riesman

Others Present

Alexander Yeiser – The Romero Group (TRG)
Thomas Cordero – The Romero Group (TRG)

Minutes

1. Call to Order – Establish Quorum

Mr. Yeiser calls the meeting order at 4:01pm MST.

2. Approval of Board Meeting Minutes from May 12th, 2024

Ms. Wymer motions to approve meeting minutes from May 12th, 2024; seconded by Ms. George. The motion carried unanimously at 4:03pm MST.

3. Landscaping

- a. Performance

The board of directors engages in a brief discussion regarding landscaping performance; the following topics were discussed.



- i. Owner Complaints
- ii. Original Proposal from Verde Land Management
- iii. Irrigation Repairs
- iv. TRG maintenance staff landscaping contribution
- v. Overall landscaping direction
- vi. Challenging line items on invoice #662 from Verde Land management

b. Proposal for new landscaping services

The board reviews the proposal from Rivas and held a brief conversation regarding the following topics.

- i. Scope of work
- ii. Mid-season availability
- iii. Needs based work
- iv. Overall expense

4. Financials

a. Budget Reallocation

Mr. Yeiser begins to review the associations financial positions including the following topics

- i. Balance Sheet
- ii. Operating Expenses
- iii. Capital Expenses
- iv. Landscaping budget and expenses
- v. Contingency funds

Ms. George motioned to retain Verde Land Management for the remainder of the 2024 summer; seconded by Ms. Wymer. The motion carried unanimously at 4:52pm MST.

b. Developer irrigation expense responsibility

Mr. Yeiser explains his attempts to contact the developer to discuss irrigation expense have not been successfully due to him not being able

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

Owners and the board engaged in a brief discussion regarding the following topics;

- a. Ms. Willis replacement on the board of directors
 - i. Candidates
 - ii. Appointment of new director
 - iii. Election for new director
 - iv. Next board of directors meeting scheduled for July 9th, 2024



6. Executive Session (If Needed)

No Executive session was needed.

7. Adjournment

Mr. Yeiser adjourned the meeting at 4:56pm 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