



Board Of Directors Meeting Record of Proceedings

Tuesday, May 12th, 2024, at 5:30pm MST

Microsoft Teams Conference Call

Board Members Present

Susan George -President
Linda Addison -Secretary/Treasurer
Rachael Wymer -Vice President
Robert Freidman -Director
Susan Willis -Director

Owners Present

Ernest Marshall
John LaSalle
Josh Baumgartner
Tom Banner
Mike Theile
Ona Marshall
Liz Hazelbaker

Others Present

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

Minutes

1. Call to Order – Establish Quorum

Mr. Yeiser called the meeting to order at 5:32pm MST

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

Ms. George motioned to approve the meeting minutes for March 12th, 2024; seconded by Ms. Wymer. The motion passed 5:32pm MST

3. Issue Reporting and Discussion

Mr. Yeiser explained to the quorum about the work session regarding the uses of AppFolio: topics included

- a. Trend Report – 90 day rolling report generated by AppFolio based on owner reports.



- b. Owners Input
 - i. Ms. Addison spoke to the importance of using AppFolio in order to track trending complaints throughout the association.
4. Architecture/ Design Review
- Mr. Baumgartner presented his ideas for landscape design
- a. Unit 100 privacy
 - b. North Shadowrock Entrance

The board requested a proposal for all landscape designs from Mr. Baumgartner to call a vote to be submitted via AppFolio.

5. Overlook Ridge
- a. Construction site
- Mr. Banner speaks to the developers' plan to start construction on the units on Overlook Ridge.

A brief discussion occurred with the board regarding construction timelines.

- b. Fence
- The board reviews the photos of the damaged chain link fence and Mr. Banner confirms that the fence does belong to the association.

Ms. Wymer motioned to remove the chain link fence along Overlook Ridge: seconded by Ms. George. The motion carried at 5:51pm MST

6. Capital Project Updates
- a. Masonry
- Mr. Yeiser presented the Franklin Remodeling masonry bid for review.

Ms. George motioned to approve Franklin Remodeling proposal for masonry repairs: seconded by Ms. Addison. The motion passed at 5:57pm MST.

- b. Decks
- Mr. Yeiser explains that an estimate for work to be performed on decks will be provided to him by Franklin Remodeling before the next board meeting.
- c. Painting
- Mr. Yeiser presented to painting bid from Western Slope Painting and reviewed the items removed from the original estimate.



d. Asphalt Seal Coating

Mr. Yeiser presented the seal coating bid from Kauffman Seal Coating.

The board engages in a brief discussion regarding responsibility for payment of work to be performed.

7. Sopris Village Water Tower

The board and Mr. Banner engage in a brief discussion regarding the Sopris Village Water Tower including the following topics:

- a. Legal Responsibility
- b. Painting estimate
- c. Formal Request to Sopris Village to maintain the aesthetics of the water tower

8. Association Restructuring Discussion

A brief discussion occurs amongst the board regarding restructuring into separate associations: the following topics were discussed

- a. Association cost for forming two new associations
- b. Enforcement of rules and regulations
- c. Board transparency regarding communication to owners
- d. Newsletter

Ms. Addison motioned to begin fining repeated violation offenders: seconded by Ms. George. The motion passed at 6:42pm MST.

9. Scheduling the next Board of Director Meeting

The board agreed to hold the next meeting on June 11th, 2024.

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

Owners engaged in a brief discussion with the board including the following topics

- a. HOA responsibilities for landscape

11. Executive Session (If needed)

No executive session was needed.

12. Adjournment

Mr. Yeiser adjourned the meeting 6:47pm MST.



SHADOWROCK
LUXURY TOWNHOMES

DRAFT