

**SHADOWROCK TOWNHOME ASSOCIATION  
BOARD OF DIRECTORS MEETING**

Tuesday, April 11<sup>th</sup>, 2023, at 5:30 PM MT

**RECORD OF PROCEEDINGS**

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

Owners Present: Jody Smith  
Susan Willis  
Joanne Applebaum  
Robert Friedman

Others Present: Rob Leisure – Romero Group

1. Call to Order - Establish Quorum

Ms. George Calls the meeting to order at 5:35 PM

2. Approval of Board Meeting Minutes from March 14<sup>th</sup>, 2023

Ms. George brings up item 6. Elections and clarifies that the board consists of 1 3-year term, 2 2-year terms, and 2 1-year terms.

*With This correction Ms. George motions to approve the minutes from March 14<sup>th</sup>, 2023. Ms. Wymer Seconds. Motion is passed unanimously.*

3. Fire Lane – No Parking Signage

Discussion about the need for more fire lane signs on Juniper Trail. The board would generally like to see a more decorative fire lane sign. Possibly on a different type of post. Discussion about how many to install is undecided.

*Ms. George motions to table the discussion until the next meeting pending pricing discovery by Mr. Leisure. Ms. Addison seconds. Motion is passed unanimously.*

4. Financials - Secondary Money Market

Currently the HOA has a 5% CD with First Bank. Ms. George informs the board that the assigned accountant from Romero has presented another option for investment of HOA funds

that gets 5% through Timberline Bank. Additionally, it appears Timberline is also offering a second account that could be used for operating expenses but would still be gaining interest.

The board generally agrees they need to be more informed about these options before making the decision. Ms. George suggests that Ms. Morgan, the assigned Romero Group accountant, should be at the next meeting at least to address this issue. Mr. Banner Suggests a representative from Timberline Bank may be a good idea as well. Mr. Leisure suggests a special meeting with a single topic during business hours to educate the board.

*Ms. George motions to table the discussion pending further education of the board. Mr. Reisman seconds. Motion is passed unanimously.*

#### 5. HOA Communication Letter

Ms. Addison presents the letter intended for the ownership regarding recent decisions by the board. Specifically, the painting schedule, the Landscaping, and Assessment explanation. Discussion about how to send it develops.

*Mr. Reisman motions to mail the letter to homeowners in the Annual Owners Meeting Packet. Ms. Addison seconds. The motion is passed unanimously.*

#### 6. Fire System Sprinkler Parts

Mr. Reisman starts by clarifying with the board that the HOA pays for the fire sprinkler parts but as each unit needs them to replace the parts in their individual units the unit owners will pay for those parts. Ms. George says yes that is the case.

Mr. Leisure informs the board there may be an issue storing the sprinkler parts because of the temperature. Mr. Reisman says they can be stored in his basement if necessary. Discussion develops about the storage box. The board suggests painting it in camouflage. Mr. Leisure says he'll find out for sure what the proper storage temp is.

*Ms. George motions to table the discussion about fire sprinkler parts storage. Ms. Addison seconds. Motion is passed unanimously.*

#### 7. Building 'U' Tree Removals/Plantings

Mr. Leisure makes presentation about building U. Several blue spruce trees were removed from in front of building U. Those trees are going to be replaced with a different species. Mr. Banner opens discussion about location of Trees and Mulch as well as tree type and benefit of Spruce type as compared to Aspen trees. The board generally agrees that the spruce trees are preferable because of their use as a "Green Fence" because aspen trees are barren for half of the year. Spruce trees are superior for privacy as well as sound.

Ms. George asks Mr. Banner how we communicate to the developer what the current ownership wants regarding replacement trees. Mr. Banner suggests writing a letter to the developer for the board to review. Ms. George asks Mr. Banner if he will write the letter. Mr. Banner says yes, he will write the letter.

Ms. Addison brings up dog feces and says her husband saw a specific homeowner let his dog out and back in without picking up the feces. Discussion develops about dog feces and enforcement actions. There is a disgusting amount of Dog Feces on the property. Most notably between the buildings of Juniper and Overlook. The board generally agrees to send an email to the community at large and communicate with known offenders directly.

Ms. Applebaum brings up a Satellite dish that is visible on one of the units at Shadowrock. Ms. George says it's visible now because of a tree that was taken down and that it has been there for something like 8 years. The board generally agrees to contact the new homeowner and if they aren't using it ask them to take it down.

## 8. Managers' Report

### a. Storage Box

The universal storage chest to secure maintenance supplies on the property has been installed. For security, Management secured the chest to the Irrigation Control Box (ICB)

### b. Masonry Bid

Management walked the property and inspected all Units with masonry components. Please see attached proposal. If acceptable, Management will begin requesting bids.

### c. Robinson Ditch Opening

The annual meeting of the Robinson Ditch Company will take place in the coming days. We anticipate the ditch will be opened early May, but scheduling depends on the snowmelt. More details will follow the upcoming meeting.

Mr. Banner says some of the construction equipment/activities has damaged some sprinkler heads and control boxes. Ms. George suggests there is a need for photographs of damaged sprinklers. Mr. Leisure says he'll talk with the builder about the damaged sprinklers.

## 9. Special Owners Meeting Scheduled April 24<sup>th</sup>, 2023.

Discussion develops about the upcoming elections and how to choose board seats. The board generally agrees the largest number of votes gets to choose the position first.

*Mr. Banner motions to have the board choose positions by the largest number of votes. Ms. George seconds. Motion is passed unanimously.*

Mr. Banner brings up real estate issues regarding rentals and what Shadow rock's CC and Rs say. Discussion develops about leases and short-term rentals. Mr. Banner suggests paying an attorney to review the governing docs regarding rentals.

*Mr. Reisman motions to engage Altitude Law Firm to narrowly interpret Shadowrock Bylaws regarding rentals. Mr. Banner Seconds. The motion was passed unanimously.*

Mr. Banner says he will send his contact information for altitude law to Mr. Leisure.

#### 10. Scheduling of May Meeting

Mr. Reisman motions to vacate the May meeting because there will be a meeting for special elections. Ms. George seconds the motion. Motion is passed unanimously.

Ms. Addison suggests an agenda item for the next meeting should be the planning of a block party.

#### 11. Owner Comments on Non-Agenda Items, (Limit 3 Minutes)

Mr. Friedman asks about the crack in the road. The board is compiling a list of the damage from construction to be addressed with the builder.

Mr. Friedman brings up dust around construction, and suggests builders bring in a water truck to put down some of the dust. Mr. Banner says he'll suggest that to the builder.

Discussion develops about trash around the work site. Mr. Banner suggests a letter to the developer and a conversation with the builder. Ms. George asks who is going to write the letter. Ms. Addison says she will write the letter.

Susan Willis asks about her back patio roof leaking. Mr. Leisure says his communication with the roofing company left him with the impression that the issue was resolved. Ms. Willis says she can provide pictures.

#### 12. Adjournment

Ms. George Motions to adjourn the meeting. Ms. Wymer seconded the motion. Motion is passed unanimously.

Robert Leisure  
Property Manager

7/11/23  
Date approved