

**SHADOWROCK TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING**

Tuesday, December 26th, 2023 at 5:30pm MST

Board Members Present

Susan George -President; Linda Addison -Secretary/Treasurer
Gerald Reisman -Director; Tom Banner -Director

Owners Present

Robert Friedman, Corinne Schroder

Others Present by Invitation

Alexander Yeiser TRG

1. Call to Order – Establish Quorum

Mr. Yeiser calls the meeting to order at 5:31pm MST.

2. Approval of Board Meeting Minutes from December 19th, 2023

Ms. George motions to approve the minutes, seconded by Ms. Addison. The motion was passed unanimously at 5:32pm MST.

3. 2024 Purposed Budget Draft

Mr. Yeiser presented the 2024 purposed budget, including the following items.

- TRG maintenance fee
- TRG management fee
- Deck Replacement
- Painting
- Snow Removal
- Reserves

A brief discussion ensues.

Ms. George motions to approve the budget as amended with the reduction of TRG maintenance to \$4500 a year; seconded by Ms. Addison. The motion was approved unanimously at 5:55pm MST.

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

Mr. Yeiser opens the floor to owner comments. A brief discussion about the location of salt buckets for the winter season locations and the suggestion to start bidding for upcoming capital projects in the second quarter of the fiscal year.

5. Executive Session (If Needed)

No Executive Session is needed.

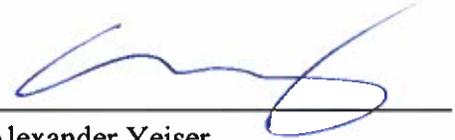
6. Adjournment

The meeting is adjourned at 6:01pm 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.

2/21/24

Date



Alexander Yeiser
Property Manager