

Shadow Ridge HOA  
Board of Directors Meeting  
8/16/22 @ 7:00p

Meeting was held at 2170 W. Sheridan Street

**MEETING MINUTES**

Meeting Attendees were:

Tom Ressler (president), John McKie, Jr. (VP/Communications), Shawn Klingele (Secretary), and David Murphy (Treasurer)

Secretary Report:

- The meeting minutes were read from the May 17, 2022 Director's meeting.
- Minutes were approved as read.

Treasurer Report:

- David Murphy reported that the HOA's balance as of today's meeting is \$11,794.41.
- Tom provided a copy of the Yola bill receipt, and it provided a five-year term, along with the next billing date with pricing. This is being used for budgeting.
- The board also discussed the updated HOA dues process for 2023.
  - Invoices for annual dues will be sent out in mid-January of each year (starting 2023). The invoices will show that HOA dues (\$85) will be due by March 31 of each year. Dues will be considered late, if not received by March 31<sup>st</sup> of each year, and the \$40 late fee will be added to the annual dues amount owed.
  - Invoices will be sent out by mail, and also an e-mail blast will be sent out to all homeowners that have provided an e-mail address to the HOA Board.
  - The Board voted unanimously to approve the new dues process, which will begin in January of 2023.

Communication Report:

- It was discussed how to update our use of the website (going forward) by:
  - Posting the annual meetings and director's meetings minutes on the website.
  - Posting any upcoming events like the subdivision garage sale weekend, Annual meetings, dues reminders.
  - Listing contact information to the Board for comments, concerns, and notices.

### Approvals:

- Solar panel approval was given to 860 Persimmon.
- Paint approvals were given to: 2156 Grace, 2115 W. Sheridan, and 520 Persimmon.

### Violations:

- Vehicles at residence were not registered: 2104 W. Sheridan.
- The Board discussed those that were late paying their dues this year, based on the newly approved late payment fee of \$40 that was approved at the Annual Meeting.
- The Board also discussed the handling of current and future non-conformance issues.

### Homeowner Suggestions:

- The 2023 Annual Meeting needs to be scheduled as soon as possible before the calendar fills up on dates. The proposed meeting is Thursday 4/20/2023 at CWC.
- The number of political signs, and the amount time they can be up should be put in the HOA restrictions update.
- Discussion was held over the Subdivision entrance sign, like if there should be décor put on at holidays, and if so, what? Christmas & seasonal Lights didn't make sense as there is no electrical power outlet/receptacle near the entrance. However, different type of Solar lights will be looked into as possible options.

The next HOA director's meeting will be November 15, 2022 at 7:00pm.

The Meeting adjourned at 8:45pm.