

IMPORTANT INFORMATION FOR HOMEOWNERS

Monthly Minutes- They will now be posted on the HOA Website as well as posted on the bulletin board by the pool. They will no longer be delivered to each home.

Shadow Run Quarterly Newsletter-Please give us ideas you would like to know about or give information for our Homeowners.

SHADOW RUN

HOMEOWNERS' ASSOCIATION

10082 Banbury Ave, Westminster CA 92683

BOARD OF DIRECTORS MEETING OCTOBER 2, 2019

Call to Order President Pat Nance opened the meeting at S. Huebner home at 7:03pm.

Present A quorum of Board members was constituted with the additional voting members: Phil Chatman, John Gaeta, Sherrill Huebner, Steve Peralta, Klaus Lehmann. Also present was recording Secretary Nicole Ayala and Andy Andreides.

Adopt Minutes

19-10-2 Secretary's Report A motion was made/seconded Lehmann/Chatman to approve the October 2, 2019 BOD minutes as circulated. The motion passed unanimously. The minutes were signed to file by P. Nance and S. Huebner.

Reports

Treasurer presents Bookkeeper's Report

- Treasurer K. Lehmann reviewed monthly bookkeepers report and signed appropriate checks.

President

- By virtue of this second meeting following the election with less than 50% of members returning ballots, the following officers are affirmed: Patricia Nance, President; John Gaeta, Vice-President; Sherrill Huebner, Secretary and Klaus Lehmann, Treasurer. New Board of Director member, Vivian Enos
- P. Nance spoke of prior business of June 2019 Gas bill. After research by P. Nance, the bill is accurate. Aquatrends recommended buying a pool cover to save approximately \$400.00/year. No further discussion or action was taken.
- P. Nance brought up recent mosquito alert brought by a homeowner. P. Nance posted it in the Shadow Run Quarterly Newsletter for homeowners to be aware of the mosquitos and to eliminate any standing water in yards.

- P. Nance asked the board to review 2018 annual report to prepare for 2019. A copy was given to each board member and was reviewed page by page.
- P. Nance asked the Board to consider pay increase for two members who assist in the HOA. After evaluation, a motion was made/seconded by J. Gaeta/P. Chatman to evaluate fair increase of 10%.

Architectural Control Committee

Property Maintenance Violation

- Board member P. Chatman spoke with homeowner on Exeter St. in regards to the shake shingle roof. Agreed to have no further action taken at this time. This has been closed.
- Neglected cars on house on Northampton St. A. Andredies to discuss this issue with homeowner.
- House on Northampton/Connie way has removed excessive large vehicles. This has been closed at this time.
- Letter to be sent to the house on Brookhurst St. for neglected lawn.
- House on Northampton with the neglected lawn has fixed the issue. This has been closed.

Common Area

Buildings/Grounds-Nothing to report

Open Forum

- P. Nance brought up plans for Halloween party. Asked that the board give support to V. Enos as needed.
- **19-10-4** A motion by P. Chatman to amend motion 19-10-5, motion declared failed.

Next Meetings

- Date: November 4, 2019
- Time: 7:00pm-8:00pm
- Place: 10117 Sunn Ave

- Date: December 4, 2019
- Time: 7:00pm-8:00pm
- Place: 10095 Sunn Circle

- Date: January 8, 2020
- Time: 7:00pm-8:00pm
- Place: TBD

ADJOURNMENT

19-10-5 A motion was made seconded by Gaeta/Huebner to adjourn the meeting at 8:11pm. The motion was passed unanimously.

Minutes submitted by Recording Secretary Nicole Ayala.

Approved:

Date: _____

Pat Nance

Sherrill Huebner

Board Members:

Term Ends

President	Pat Nance	10061 Northampton	714-418-1742	2021
Vice President	John Gaeta	10075 Sunn Circle	714-531-1632	2020
Treasurer	Klaus Lehmann	10117 Sunn Ave	714-906-6796 (c)	2020
Secretary	Sherrill Huebner	10161 Northampton	714-531-2132	2021
Common Area	Steve Peralta	10082 Banbury Ave	714-839-8216	2019
Pool Chairperson	John Gaeta	10075 Sunn Circle	714-493-9041 (c)	2020
	Pam Richards	10095 Sunn Circle	714-839-4698	2021
	Phil Chatman	10062 Banbury Ave	714-531-6494	2020