

## MINUTES OF THE MARCH 6, 2019 SHADOW BEND BOARD MEETING

Meeting was called to order at 7:45 p.m. with a quorum achieved. Mr. Padmanaban, Mr. Pawlow, and Ms. Sutz were present in person, Ms. Kennedy attended via web meeting and phone. Mr. Perelgut & Ms. Panousis previously notified management that they would be absent. Our representative from Braeside Community Management, Shari C. Vass CPM, was also in attendance. Ms. Panousis was absent and therefore no Financial Report was given. All Board members were sent the Financial Report by our management company to review prior to the meeting. Minutes from the February Board meeting were approved. December minutes were corrected to reflect an incorrect address on Woodmere Lane – 296 should be 256.

### Complaint Hearings

The following addresses failed to replace their driveway or to present a signed contract for future replacement within the prescribed time frame given:

- 168 Shadow Bend Dr – presented signed contract/complaint dropped
- 287 Kingswood – presented signed contract/complaint dropped
- 315 Shadow Bend Dr – presented signed contract/complaint dropped
- 339 Shadow Bend Dr – presented signed contract/ complaint dropped
- 212 Shadow Bend Dr – presented signed contract/complaint dropped
- 301 Linden – no driveway replacement or contract/\$1000.00 fine\*
- 281 Shadow Bend Dr – no driveway replacement or contract/\$1000.00 fine\*
- 179 Shadow Bend Dr – no driveway replacement or contract/\$1000.00 fine\*
- 177 Shadow Bend Dr – no driveway replacement or contract/\$1000.00 fine\*
- 309 Partridge-no driveway replacement or contract/\$1000.00 fine\*
- 204 Shadow Bend Dr – failure to complete unit lease form and submit to management – dropped due to compliance
- 302 Linden – failure to secure loose cable wire – dropped due to compliance
- 300 Partridge – illegal security light bulb – dropped due to compliance

\*Note: Mr. Pawlow abstained from voting. \$1000.00 fine will be reduced to \$250.00 if management receives a signed contract within 30 days of today's date.

The homeowner from 287 Kingswood asked for a waiver of the outstanding \$1000.00 fine due to failure to repair his stoop. He has stated he has medical issues that prevented him from repairing it and will pay the expense incurred by the Association for Quality Built to repair it. Ms. Kennedy voted no as she feels that a substantial portion of the fine should stand since it has been outstanding since 2015 and the homeowner never attended any violation hearings and did not come to the Board previously regarding the fine and his medical condition. In addition, the homeowner should pay any late fees, legal fees incurred due to the collection process of monies due, and the Quality Built invoice. Messrs. Pawlow, Padmanaban, and Ms. Sutz voted to waive the majority of the fine but homeowner would be responsible for all other fees and the Quality Built invoice. The total homeowner will pay is \$600.00 waiving fines of \$860.00.

### Architectural Modification requests - NONE

#### Management Report

- The 2019 Garbage/Recycle calendar was sent out
- 300 Kingswood reported a leak around the chimney
- 300 Partridge and 339 Shadow Bend Dr reported ice damning
- Wheeling Park District confirmed meeting room for June 5<sup>th</sup> Annual Meeting
- Update on homeowners that are in arrears that were sent to collection
- Management asked for clarification on Association responsibility for ice damning
- Pool passes for the 2019 season have been ordered

**Old Business**

- The bid for surveying the adjacent property line between Shadow Bend and the businesses abutting the Shadow Bend fence to determine responsibility of tree maintenance was tabled due to the addition of boundaries along Krause Lane and the commercial parking lot to the north of Shadow Bend.
- It was determined that the water pipe expense at 299 Kingswood is not an Association responsibility or expense.
- Driveway sealcoating will take place once asphalt plants open. Homeowners will be notified in advance.

**New Business**

- Board is to review the pool pass letter before mailing. No pool pass will be given to any homeowner with outstanding monies due the Association.
- Board voted to accept the re-written homeowner rules pending attorney review. Homeowners will be sent a copy of the new rules after legal review and will be invited to comment at an upcoming Board meeting.

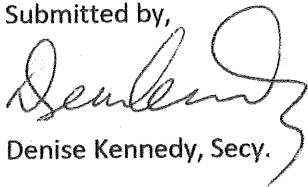
**COMMITTEE REPORTS**

- Landscape (Ms. Kennedy & Mr. Padmanaban) no report to be given
- Rules (Mr. Padmanaban, Ms. Panousis, & Mr. Pawlow)- homeowner rules completed and sent to legal

Executive Session 8:16 p.m-8:19 p.m.

Meeting was adjourned at 8:30 p.m.

Submitted by,



Denise Kennedy, Secy.