

MINUTES OF THE May 6, 2020 SHADOW BEND BOARD MEETING

Phone meeting was called to order at 7:30 p.m. with all Board members present. Our representatives from Villa Management, Keith Heuberger and Kathy Materniak were also in attendance. Mr. Heuberger will email the Financial Report to the Board as soon as it is available.

Minutes from the April 1, 2020 Board meeting were adopted.

Complaint Hearings: NONE

Architectural Modification requests - NONE

Management Report & Old Business

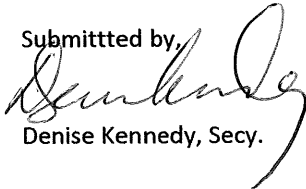
- Updated call log emailed to all Board members
- Woodmere stump removal completed
- Berm removal has been completed and sod has been installed
- Walkthrough for pavement (concrete & asphalt) repairs/replacements was done – letters went out to homeowners requiring asphalt replacement and were given until August 31, 2020; concrete letters will be going out shortly.
- Spring landscape walk was completed by our landscape vendor, Best Lawns. Management will review list of shrubs to be replaced before presenting Best's proposal to the Board.
- Revised window replacement rule is postponed until new wording regarding screens is completed by management
- Revised satellite dish rule to comply with FCC guidelines is being worked on by management

New Business

- A motion was made, seconded and carried by a majority Board vote to hold an electronic Annual meeting with mail-in ballot due to the Corona Virus. Management will mail the meeting notice along with candidate applications. A second mailing including a self-addressed stamped envelope will be sent out with a ballot listing those running for a Board position along with a space for any write in candidates.
- The Board by majority vote accepted a proposal from Altus Legal (Nick Bartzen) for legal services thru December 31, 2020 and will utilize Chuhak & Tecson on an as need basis for collections.
- The Board voted to accept a proposal from Quality Built to re-route some downspouts at \$25 per downspout – approximately 190 need the work done.
- The Board voted to close the pool until further notice in light of the corona virus state rules. The contract with the pool maintenance company will be rescinded. Management will attempt to find a new company that can provide guards as well as maintaining the pool once the state rule is lifted or revised to allow a larger number of people gathering at the same time.
- The Board agreed to install cobblestones between the drives at 306-308 Partridge due to erosion issues. The Association has utilized this fix in the past for other drives within the community. Cost is not to exceed \$400.00.

Meeting was adjourned at 9:08 p.m. Next Board meeting will be June 3, 2020.

Submitted by,



Denise Kennedy, Secy.