

MINUTES OF THE August 5, 2020 SHADOW BEND BOARD MEETING

The teleconference meeting was called to order at 7:31 p.m. with all Board members in attendance. Our representatives from Villa Management, Keith Heuberger and Kathy Materniak were also in attendance. The Financial Reports from June 2020 were previously emailed to all Board members for review. Minutes from the Board meeting of July 1, 2020 were adopted.

Complaint Hearings - none

Architectural Modification

- 309 Partridge Lane – driveway replacement/approved
- 241 Woodmere – driveway replacement/ approved
- 239 Woodmere – driveway replacement /approved
- 193 Shadow Bend – screen door replacement/ approved but requesting plat of survey from homeowner

Management Report - none

Old Business

- 285 Kingswood quotation for drainage issue resolutions from Best Lawn & McGil- postponed until management has on-site meeting with McGil.
- Replacement table & chairs for the Clubhouse was approved at an expenditure not to exceed \$1500.00
- Best Lawn necessary contract changes recommended by management & legal were amended as per agreement between management & Best Lawn. Additional changes will be reviewed at the end of the 2020 landscape season.

New Business

- Proposal #20031369-1594416577@\$2460.00 from Davey Tree for summer pruning was accepted by the Board.
- Best Lawns proposal#220247 for 308 Partridge was postponed since pine may be removed before any additional planting is done adjacent to the unit.
- The Board accepted the proposal @\$8625.00 from McGil to alleviate drainage issues in the rear yards between several Oakwood & Shadow Bend Drive units. This project will necessitate 3 tree removals – the 4th is pending drainage tile installation results. Tree removals will be done by Davey Tree or Beinlich/Sunrise – management will award the bid to whomever is less costly as per direction given by the Board.
- The Board accepted two Best Lawn proposals #420129@\$1700.00 for slit seeding & # 420099 @\$1800.00 for core aeration.
- Continuing water issues at 310 Forestway will be addressed with McGil, who previously did work there, when management meets onsite with them.

The Board entertained questions from homeowners in attendance during the open forum.

Meeting was adjourned at 8:49 p.m. Next meeting will be September 2, 2020 via teleconference or at the Clubhouse to be determined at a later date in consideration of COVID-19 rules.

Submitted by


Denise Kennedy, Secy.