

## IMPORTANT INFORMATION FOR HOMEOWNERS

**Annual Meeting, Part 2.**-Start time has been moved up to 6:30pm (Still at Common Area)

**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

### HOMEOWNERS' ASSOCIATION

10062 Banbury Ave, Fountain Valley 92708

BOARD OF DIRECTORS MEETING JULY 3, 2019

**Call to Order** President Pat Nance opened the meeting at the Richards home at 7:05pm.

**Present** A quorum of Board members was constituted with the additional voting members: Phil Chatman, John Gaeta, Klaus Lehmann, Sherrill Huebner, Pam Richards. Also present was recording Secretary Nicole Ayala and Bookkeeper Judy Van Dyke.

### **Adopt Minutes**

**19-7-3 Secretary's Report** A motion was made/seconded Huebner/Chatman to approve the June 3<sup>rd</sup>, 2019 BOD minutes as circulated. The motion passed unanimously. The minutes were signed to file by P. Chatman and S. Huebner.

### **Reports**

#### **Treasurer**

#### **Bookkeeper's Report**

- 19-7-3- A motion was made/seconded Chatman/Richards to postpone review of SRHA accounts until annual meeting. The motion was passed unanimously.

#### **President**

- On June 22, bookkeeper J Van Dyke Informed Director P Chatman that the June 2019 So CA Gas bill was a shocking \$1,050.17. She contacted So CA Gas and they sent out A Technician who certified that there were no gas leaks and that the gas meter was performing normally. P. Chatman Approved for treasurer K. Lehmann to pay bill in full. Board Member P Chatman will further investigate into to the reason for the high bill.
- P Nance brought to the Boards attention that there has been changes to disposal bins for Westminster. There is information on the latest Shadow Run Quarterly Newsletter. Midway City Sanitation will also do a presentation at 6:30pm at the Annual Meeting for the new information in regards to the bins.

- P. Nance had the Board of Directors review/approve the Shadow Run Quarterly Newsletter. We encourage any members of the HOA to submit anything they would like posted on the Quarterly Newsletters such as garage sales.
- P. Nance and the Board of Directors want the HOA to know that the Monthly Meeting Minutes will now be posted on the HOA website and on the bulletin board by the pool. From July forward, the BOD Meeting minutes will no longer be delivered door to door as it will start saving the Association hundreds of dollars in printing and delivery costs.
- P. Nance reported she checked on the Fidelity Bond insurance and at this time, we are not in need of further coverage.
- P. Nance discussed and suggested for future meetings, absent Directors delegate another board member to take their place. Board will further discuss.

### **Architectural Control Committee**

#### **Property Maintenance Violation**

- A letter will be sent to the house with the Shake Shingle roof of Exeter as it does not meet SRHA ACC requirements. Also, is a potential fire hazard.
- A letter will be sent to a house on Margo St. as there has been excessive parking with oversized vehicles and/or boats.
- A letter will be sent to a house on Northampton as there is neglected unwashed cars present.
- A letter will be sent to a house on Northampton due to poor upkeep of the yard.

### **Common Area**

#### **Buildings/Grounds**

- P. Nance proposed 24-hour handyman to be available by phone for residents of the HOA to call for any maintenance issues or requests for the common pool area. However, the handyman would not do any maintenance on the pool itself as it is maintenance by Aqua trends. Further research will be done.
- P. Nance proposed Doggie Poop Stations outside pool enclosure which include compostable bags. Will continue to further research.

### **Nominating Committee**

Recommendation for candidate to run for election to the Board of Directors are still being accepted.

### **Minute Masthead Contents**

#### **Next Meetings**

- Date: Wednesday, August 7, 2019
- Time: 7:00pm-7:45pm-BOD MEETING
- Time: 8:00pm-9:00pm-SRHA ANNUAL MEETING, Part 2
- Place: Common Area. 10081 Banbury AVE WM, Cell # 714/531/2861

- Date: Wednesday September 4, 2019
- Time: 7:00pm-8:00pm
- Place: TBD
  
- Date: October 2, 2019
- Time: 7:00pm-8:00pm
- Place: TBD

**ADJOURNMENT**

**19-7-3** A motion was made seconded by Huebner/Gaeta to adjourn the meeting at 8:15pm. The motion was passed unanimously.

Minutes submitted by Recording Secretary Nicole Ayala.

Approved:

Date: \_\_\_\_\_

\_\_\_\_\_  
Pat Nance

\_\_\_\_\_  
Sherrill Huebner

**Board Members:**

				<u>Term Ends</u>
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	Hung Nyguen	15781 Maidstone	714-493-9041 (c)	2019
	Pam Richards	10095 Sunn Circle	714-839-4698	2021
	Phil Chatman	10062 Banbury Ave	714-531-6494	2020
	Cynthia Le	TBD		