

SHADOW RUN

HOMEOWNERS' ASSOCIATION
10081 Banbury Ave, Westminster CA 92683
BOARD OF DIRECTORS MEETING JANUARY 8, 2020

Call to Order President Pat Nance opened the meeting at K.Lehmann's home at 7:00pm.

Present A quorum of Board members was constituted with the additional voting members: Klaus Lehmann, Pat Nance, Sherill Huebner, Steve Peralta, Pam Richards, John Gaeta, and Phil Chatman. Also present were Mickel Lehmann, executive assistant, and New Front Insurance Rep., David Jarenko.

Adopt Minutes

19-11-1 Secretary's Report A motion was made/seconded Richards/Gaeta to approve the November 6, 2019 BOD minutes as circulated. The motion passed unanimously. The minutes were signed to file by P. Nance, and J. Gaeta for S. Huebner.

Reports

President

- Motion to send letter to homeowner who is 4 quarters behind on payments
 - Made by P.Richards
 - Seconded by S. Huebner
- Discussed updating CCNR
 - Board chose to keep original CCNR
- Introduction of NewFront Insurance Rep., David Jarenko
 - Introduced insurance proposal
- Motion to sign form to stay with David Broker, NewFront Insurance
 - Made by K. Lehmann
 - Seconded by S. Peralta

Treasurer presents Bookkeeper's Report

- President, P. Nance, introduces the bookkeeper's report
 - K. Lehmann signed all necessary checks

- Motion to accept bookkeeper's report, presented by P. Nance
 - Seconded by P. Chapman

Architectural Control Committee

Property Maintenance Violation

- Send second letter to homeowner with motorhome in driveway of Lot No.65, on corner of Maidstone Ave.
 - If warned again, homeowner will be fined
- Send another letter to same home, to inquire about their purchase of the neighboring house

Common Area

Buildings/Grounds

- No Active Discussion

Open Forum

- Insurance proposal from NewFront
 - Breakdown of various fees / coverage limits
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Next Meetings

- Date: February 5, 2020
- Time: 7:00pm-8:00pm
- Place: 10061 Northampton Ave

- Date: March 4, 2020
- Time: 7:00pm-8:00pm
- Place: 10161 Northampton Ave

- Date: April 1, 2020

ADJOURNMENT

19-12-4 A motion was made/seconded by K.Lehmann/P.Richards to adjourn the meeting at 7:58 pm, motion passed unanimously.

Minutes submitted by Executive Assistant, Mickel Lehmann.

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	2022
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
	Vivian Enos	15831 Norwich Cir	949-836-6961	2022
	Andy Andridies	15801 Norwich Cir	714-478-9821	2022