

IMPORTANT INFORMATION FOR HOMEOWNERS

SRHA ANNUAL MEETING, Part 2 -- August 7, 8:00 PM-9:00 PM
SRHA Common Area, 10081 Banbury Ave, Westminster.

- *By now you should have received your ballot in the mail. Please return your ballot promptly*
- *Please ADD: hoashadowrun@gmail.com to your e-Mail Address Book, Also visit our Website at srha4u.com.*
- **HEALTH ALERT!!** *Children in diapers using the pools must wear special diapers made to go in the water. They are referred to as little swimmers. Thank you for helping us maintain a high level of water sanitation.*

SHADOW RUN

HOMEOWNERS' ASSOCIATION

10081 Banbury Avenue, Westminster 92683

BOARD OF DIRECTORS MEETING JUNE 5, 2019

Call to Order President Phil Chatman opened the meeting at the Chatman home at 7:10 PM. The meeting was moved from the Common Area due to concern for cool weather.

Present A quorum of Board members was constituted with the additional voting members: John Gaeta, Sherrill Huebner, Klaus Lehmann, and Pam Richards. Also present were recording Secretary Arlene Chatman, Bookkeeper Judy Van Dyke, homeowners Andy Andreides, Cheryl Brothers, and Recording Secretary in training, Nicole Ayala.

Adopt Minutes

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

Reports

Treasurer

Treasurer Klaus Lehmann has reviewed SRHA accounts and stated that he found them in order:

Bookkeeper's Report

- The Bookkeeper's report was received and reviewed.
- During the month, escrow closed on a home on Northampton and one on Maidstone. Escrow is still in progress for a home on Exeter.

President

ACC help sub-committee

Board member H. Nguyen suggested a group of homeowners be lined up to help other homeowners with their maintenance responsibilities on a short term basis when the homeowners have become disabled, and also to budget funds to help with this. No action was taken.

Alante/Millennium Insurance

No action has been taken yet to increase the Fidelity Bond Policy of the Association as required by a new State Law. P Chatman will contact the SRHA insurance agency. P. Chatman will take action.

Election Inspector Appointment.

19-6-2 A motion was made/seconded by P. Chatman/Richards to appoint Cheryl Brothers Election Inspector along with Bookkeeper J. Van Dyke alternate Election Inspector for the 2019 term. One more person will be appointed to assist as required.

July Board Meeting

A decision was made to hold a BOD meeting July 3 at the home of P. Richards.

Noise Complaints

A rental home on Maidstone that had a bad neighbor issue several times has now been put on the market for sale by the homeowner.

One-hour Board Meetings

P. Chatman suggested that in order to achieve this goal, team work and coordination is needed. One way is for committee reports to be submitted in writing before the BOD meeting. Also hiring contractor expertise, when appropriate, to assist in decision making was suggested.

Architectural Control Committee

- P. Chatman made recommendations to assist the Committee become more effective.
- A. Andreides contacted the Westminster Fire Marshall concerning the home on Exeter with a shake shingle roof that is deteriorating badly. No action will be taken by the City since it only covers Commercial buildings. P. Chatman suggested contacting Lawyer Cane to see if he had a recommendation to handle this situation. P. Nance was opposed to contacting the Lawyer due to the cost.

Architectural Review Application Form/Property Maintenance/Violation

- An ARAF has been requested for work being done on the front yard landscaping of a Banbury home. The homeowner has agreed to comply.
- No new lawn conversions will be approved without evidence of City certification of a proper permit.

Common Area Committee

Buildings

The door on the Women's Restroom has been replaced and now needs painting.

General

Directors K. Lehmann and P. Chatman inspected the East and West Basketball backboards. Both are still serviceable but a quote is recommended to replace at a later time.

Grounds

The Pool Fence Gate closures were checked by P. Chatman and each was able to close and latch when the gate was barely open. The Exeter Gate Lock assembly was also checked and operation was smooth. The Wall east of the Court has a slight tip to the west,

Nominating Committee

Director nominees will be requested to provide a brief statement of interest and qualification to be included in the Ballot Package to be sent to SRHA Homeowners.

Old Business

Succession Plan for SRHA Board

19-6-3 A motion was made/seconded by Chatman/Richards to appoint Pat Nance to be President of the Board of Directors of SRHA. The motion passed unanimously. P. Chatman will remain on the Board until 2020 to finish his term and to assist in the transition. When approved, copies of these minutes will be provided to the SRHA banks to add Pat to the signature cards of these accounts.

Minute Masthead Contents were approved.

NEXT MEETINGS

- DATE: Wednesday, July 3, 2019
- TIME: 7:00 PM ~ 8:00 PM – **BOD MEETING**
- PLACE: **Richards Home**, 10095 Sunn Circle, FV, Phone # 714/839-4698
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- DATE: Wednesday, August 7, 2019
- TIME: 7:00 PM ~ 7:45 PM – **BOD MEETING**
- TIME: 8:00 PM ~ 9:00 PM – **SRHA ANNUAL MEETING, Part 2**
- PLACE: Common Area, 10081 Banbury Ave, WM, Cell #: 714/531-2861

- DATE: Wednesday, September 3, 2019
- TIME: 7:00 PM ~ 8:00 PM – **BOD MEETING**
- PLACE: **Lehmann Home**, 10117 Sunn Ave., FV., cell # 714/906-6796.

ADJOURNMENT

19-6-4 A motion was made/seconded by Richards/Peralta to adjourn the meeting at 8:00 pm. The motion passed unanimously.

Minutes submitted by Recording Secretary Arlene Chatman.

Approved:

Phil Chatman
Phil Chatman

Date: Wed 03 July 2019
Sherrill Huebner
Sherrill Huebner

**SHADOW RUN
HOMEOWNERS' ASSOCIATION
ANNUAL MEETING, PART 1, JUNE 5, 2019**

The meeting was opened by P. Chatman at the Chatman home at 8:00 p.m. A quorum was not present, One homeowner family was present. Members of the Board were introduced. Nominations to serve on the Board of Directors was opened to the floor. A nomination was received to add Vivian Enos to the ballot. She has volunteered to update our Website. She will provide a short bio covering why she would like to become a director. This will mailed out with the ballot information.

P. Chatman shared with those present some of the accomplishments of the BOD during the past year.

The meeting was closed at 8:30 p.m.

Minutes submitted by Recording Secretary Arlene Chatman.

Approved:

Phil Chatman
Phil Chatman

Date: Wed 03 July 2019
Sherrill Huebner
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 Nguyen	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		2019