



Shadowbrook Homeowners Association

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Shadowbrook Homeowners Association (SHOA) Annual Meeting Friday, December 17, 2021 7 PM

The SHOA held their annual meeting on Friday, December 17th at 7pm. This meeting was held via ZOOM conferencing again this year.

1. **Call to Order** - The meeting was called to order at 7:08 PM by President Matt Perron.
2. **Roll Call of members present** - With these homeowners/members attending virtually, combined with the proxies received, we were able to meet the required quorum (second re-call meeting) and proceed with the meeting:
 - Matt Perron
 - Lynnette Hubert
 - Jason Clemens
 - Katie Lunsford
 - Roxanne Hill
 - Rick Huberty
 - Phuong Loan Nguyen
 - Chad Thiesse
 - Sarah Zins
 - Lynn Harris
 - Fozia Dualeh
 - Joan Molenaar
3. **Review previous meeting minutes** – The minutes from our October 2020 minutes were reviewed and approved.
4. **Treasured position update and report** –
 - a. Matt Perron stated that Beth Riegger who has been the acting treasurer has resigned, leaving the Treasurer position open. Beth had served on the board for several years and we very much appreciated her years of service.
 - b. We then reviewed and approved the Treasurer's report. We currently have \$5,674.81 in the checking account and \$38,753.54 in the Savings account. Matt reminded everyone that the 2020 year-end financial report can be found and reviewed on www.ourshadowbrook.com website.

- c. Matt Perron also asked the members to approve a 6% increase in the homeowners' annual dues, raising the amount to \$119.05. This was approved unanimously.
5. **Nominations for New Board Member** - Due to Beth Riegger's resignation from the Treasurer's position, we opened the floor for nominations for this new board member. Jason Clemens was approved unanimously as the new treasurer.
6. **2021-2022 Budget** – we spent several minutes discussing the budget, which included these items:
 - a. We hired Lynde's landscaping to update the common areas this summer. We felt like this was an important first-impression of our neighborhood.
 - b. We have asked Lynde's Landscaping for a seasonal maintenance program quote, and we will seek other quotes, as well, which include regular watering of the common areas.
 - c. We discussed starting a reserve fund for mailbox replacement. We expected them to have a life-expectancy of 10 years. Some neighbors have had problems with the rivets falling out and problems with the hinges.
7. **New Business**
 - a. Several members thanked the board for their service and the way they have made decisions which brought a sense of pride to our neighborhood.
 - b. Matt discussed that solar panel lights have been added to the front entrance. Other lights will be added as well.
 - c. A special thank you to Tim DuBois and Larry Kunz for their help in watering the common area on Regent Court.
8. The meeting was adjourned at approx. 8:15 PM