

SHADOW CREEK CONDOMINIUM ASSOCIATION

Annual Meeting Minutes

January 25, 2022

Owners present: Bob & Judy Dornan, Kathy & Bob Wegner, John Martin, Sharon McClew, Gary Waggoner. Murray Jason, Jeffner Goodman, Greg Pavlich, Joe Zamudio, Mary Nakashian, Cheryl Neal, Deane Corn, Jerry Jacobson. There are also two proxies.

Helen Cartwright represented Creekside Community Association Management. The meeting was conducted online through Zoom.

The meeting was called to order at 2:32 pm. A quorum is present.

Approval of Minutes

Sharon moved to approve the 2021 Annual Meeting minutes. John seconded the motion which passed unanimously.

President's Report

Bob Wegner welcomed everyone to the meeting and expressed gratitude for owner contributions to the association over the year both on committees and boards and also as engaged community members.

Priorities in 2021 have focused on community health, safety and security. We have put in place covid protocols for both residents and contractors, and have not seen any virus transmission in our buildings. There has been an increase in trespassing on our property and we have seen encampments on the property to the west of Shadow Creek. The board has responded by installing security cameras around the buildings and promptly reporting any incidents or camping to the police.

The board has also focused on the association's financial health, particularly on rebuilding our reserve funding after it was depleted from the unanticipated sewer repair last year.

Projects we accomplished during 2021 were improvements to the landscaping in front of building 315 and on-going siding repairs. As well as installing the security cameras we also now have moisture sensors in all 337 condos and both mechanical rooms so we can be notified right away of any leaks.

In 2022 association activities will look towards emergency preparedness, being good stewards of our green spaces, and continuing to manage our financial resources.

Projects that are planned for this year include further siding repairs, painting the building exteriors, replacing garage and emergency lighting. We will also monitor the water heater in building 315 and the pool heater, which are nearing the end of their useful lives.

The board has approved 2 new policies, an update to the pet policy and a policy around Electric Vehicles, both of which will be added to the Rules of the Road. Mary Nakashian volunteered to do an editorial review of the rules for clarity.

Treasurer's Report / 2022 Budget

Gary Waggoner reported on the association's financial picture. We started 2021 with total assets of around \$106,000 and by the end of December this had grown to \$143,000. Total income in 2021 was \$178,000. Expenses were \$55,000 and we transferred \$51,000 to the reserve account, which was the budgeted amount.

The board approved a budget for 2022 with a \$40 / month increase. This will allow us to meet our operating expense commitments and also ensure we have sufficient funds for

planned capital improvement projects, without requiring a special assessment. These capital expenses include \$85,000 for exterior painting, \$5,000 to replace the pool heater and \$12,000 to replace the water heater in building 315 (if needed).

Mary moved to accept the financial statements. Sharon seconded the motion, which passed unanimously.

2022 Projects

As mentioned, the main project for 2022 will be painting the buildings and making some siding repairs. The board has approved a contract and the project is planned for summer 2022.

The color committee (Judy Dornan, Sharon McClew, John Martin, Kathy Wegner & bob Wegner) are working on the colors for the siding and trim. Proposed colors will be presented to the ownership prior to making a final decision.

Following the exterior painting, in 2023 and beyond our plan is to move the focus to updating the interiors of the buildings, with new paint colors, flooring and lighting.

Election of Directors

John moved to re-elect Sharon and Gary for two year terms on the board. Greg seconded the motion, which passed unanimously. Hill has sold his condo, so will no longer be on the board – we are grateful for all his contributions to the community.

Board positions will be appointed at the next board meeting, in February 2022.

Helen will distribute committee sign up sheets and an updated owner directory.

Homeowners Concerns:

Jeffner asked about the heat mitigation for the third floors. As a preliminary measure, shades have been installed on the skylights which has had some effect on the excessive heat in the upper hallways. Previous bids have indicated costs of several thousand dollars. The board will put further effort into finding more cost effective solutions.

Murray asked about siding repairs on decks and porches. The siding inspections had to be delayed due to Covid but will be rescheduled for this spring.

Deane asked about building access if the power goes out. Owners should have keys to the exterior doors and the garage door can be opened manually for residents to park their cars outside.

The meeting adjourned at 4:17 pm