

## SHADOW CREEK CONDOMINIUM ASSOCIATION

Annual Meeting Minutes

January 31, 2023

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Owners present: Greg Pavlich, Charlotte Corn, Bob Wegner, Kathy Wegner, Gary Waggoner, Murray Jason, Bob Dornan, Roger Gridley, Sharon McClew, John Martin, Joe Zamudio and Sheryl Holmes. There is also one proxy.

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

The meeting was called to order at 2:06 pm. A quorum is present.

### Approval of Minutes

John moved to approve the 2022 Annual Meeting minutes. Sharon seconded the motion which passed unanimously.

### President's Report

Bob Wegner began his report by expressing gratitude for the high level of interest and participation of our residents – either as individual community members, committee members and board members. Our ongoing relationships with residents, our management and contractors are unique and special.

The main focus areas over the past year have been improving safety & security, maintaining our finances, updating the HOA rules and completing several significant improvement projects.

*Safety & Security:* Secure entry door key boxes were installed to allow emergency workers access to the buildings; More juniper bushes were removed to reduce fire hazards; We continued to follow Covid protocols as appropriate; Emergency lights have been replaced and we are increasing security for our buildings with new locks for the garage walk in doors.

*Finances:* We have been operating within our budgets and have not required any special assessments to complete improvements to our buildings. The board reviewed the association insurance policy to ensure we have proper coverage and we recommend that all owners do a similar review with their own coverage.

*Building Projects:* We completed siding repairs and painted the buildings exterior. The pool heater was replaced and we added ventilation to the third floors to mitigate high temperatures.

### Treasurer's Report / 2023 Budget

Gary Waggoner reported that we started the year with \$8,300 in the operating account and \$143,000 in reserve savings. Total income for the year was \$193,000 and operating expenses totaled \$57,000. We transferred the budgeted amount of \$65,000 to the reserve account. From the reserves we spent a total of \$82,000 on exterior painting, siding repairs and the new pool heater. The year end balance was \$108,000.

The main takeaway is that we ended the year within budget and we made the full annual reserves transfer.

The board approved a budget for 2023 with a \$30 / month dues increase. Monthly dues are now \$620 / month, beginning January 1, 2023. This will allow us to keep up with operating expenses and to budget for interior upgrades without depleting the reserve account or needing a special assessment.

### 2023 Projects

The primary project for 2023 will be interior improvements for the hallways, including drywall repairs, lighting upgrades, painting the ceilings and walls, and installing new carpet. The interior upgrade committee, which comprises Judy Dornan, Kathy Wegner, Bob Wegner, John Martin and Sharon McClew, have been working on design selections. Samples of carpet, painting and light fixtures can be seen in both buildings. Pending homeowner feedback, the committee will make recommendations to the board for approval.

These projects are planned for Spring 2023. It is anticipated that the final cost will be in the region of \$50-60,000.

Another maintenance item that may come up is replacing the hot water heater in building 315. Although it is functioning well, it is beyond its expected life span so we have funds available for this if required. The projects to upgrade the garage lighting with LED fixtures, and to replace emergency lights in the rear stairwells are also ongoing.

### Election of Directors

John moved to re-elect Joe, Bob and Greg for two year terms on the board. Gary seconded the motion, which passed unanimously. John also mentioned that the board is doing an outstanding job and the committees are working well – overall a great team effort.

### Homeowners Concerns:

Greg inquired about the battery life span for the wifi leak sensors in building 337 condos. Bob said the monitor also tracks the sensor batteries and sends notification of low power.

Murray mentioned that he occasionally hears loud explosive noises in the neighborhood. No-one had any insight on the cause of these noises.

Charlotte noted that the leaf blowers used by the grounds maintenance crew are also very noisy. Helen explained that the technology is not yet sufficiently advanced for battery powered blowers to be a realistic option on a commercial scale.

Murray brought up the potential development of a property across the road into a motel with a café / bar. The board had previously decided to not take a position on this, but any owners who have concerns should contact the City.

Joe requested that the snow removal contractor uses less ice melt on the walks to the entryway of 315, as it gets tracked into the building and makes a mess.

The meeting adjourned at 3:06 pm