

**Shadow Creek Condo Association  
Board Meeting Minutes  
April 24 2017**

Present were: Bobby Floyd, Sam Maphis, John Martin, Bob Wegner and Gerard Carroll. Helen Cartwright represented Bartlett Property Management.

The meeting was called to order at 1:36 pm. We have a quorum.

Approve Agenda

Sam moved to approve the agenda. Bob seconded the motion which passed unanimously.

Approval of Minutes

John moved to approve the minutes of the January 31, 2017 meeting. Sam seconded the motion, which passed unanimously.

Approval of Financial Statements

Bob Wegner reported that the financial statements are in order. There is some variance from the budget on items like the entry system which was replaced. We will need to reallocated reserve fund items to cover the concrete repairs.

Total assets at the end of March 2017 were \$163,304.53. There are no delinquent accounts.

John moved to approve the March 2017 financial statements. Sam seconded the motion, which passed unanimously.

New Business

*Election of Officers:* Sam moved to keep the same officers: Bobby Floyd as President, Sam Maphis as Vice-President and Bob Wegner as Treasurer. John seconded the motion, which passed unanimously.

*Landscaping:* A sugar maple has been planted in front of 315 and Bobby will plant some vinca around it. The flowers for this spring have been ordered and once they are scheduled for delivery, Bobby will invite others to participate in the planting. Bobby suggested getting some pavers in case an area gets muddy. The Board will get a cost estimate and install them. Green Spaces will add to the mulch in front of 337.

Bob and John will do a walkthrough to check that none of the trees are growing too close to the building.

*Elevator Update:* The new elevator will be delivered on Thursday, with installation due to start on Monday May 1. Installation will take 2 – 4 weeks. All new parts are guaranteed in the elevator and our new service plan covers all labor for repairs, even to repair parts that Thyssen Krupp did not replace.

The workers will enter through the garage and do most of their work on the basement level.

Sam will contact owners with the details and let them know they can ask for help from the board members.

*Pet Policy:* Corie has drawn up a report on developing a revised pet policy that can be incorporated into the rules. We need to take into account the interests and needs of all residents and what restrictions should be imposed on pets that are permitted in the buildings.

A potential buyer is requesting permission for a 72 lb dog. The Board will discuss this separately and will respond within a week.

*Wildfire Threat Response:* All residents should be on the reverse 911 system in case of fire or other disaster. People can sign up for email alerts also through the office of emergency management. We will recommend in the next newsletter that residents have a basic escape kit prepared.

*Pool Contract:* The pool contract with Peak One has been signed and the pool will be turned on May 19 so that it will be ready for Memorial Day weekend.

#### Old Business

*Driveway Concrete Repairs:* Front Range Asphalt Maintenance is also scheduled to begin this work on Monday May 1. The work will take 2 days and then the concrete will need time to cure. One lane will be open through the guest parking area to allow access to the building. Visitors will have to park on Arapahoe during this time. Sam is organizing the trash collection with Western Disposal. Helen will let the grounds maintenance crew know about the access restrictions.

*Insurance Requirements:* Bobby said that our insurance coverage is in full compliance with what is required. There would only be an issue if an owner has insufficient coverage for any upgrades they have made to their unit.

#### Homeowner Concerns:

Carolyn is having bad migraines brought on by scented detergent fumes that travel from a neighbor's dryer vent. The other neighbor will begin using unscented detergent.

Neighbors to the east of Shadow Creek have requested that the fence adjacent to their property is maintained. Sam will see what needs doing.

We will schedule the garage cleaning after the elevator and concrete projects have been completed.

Paul Stinson will be making repairs to the siding and interior repairs at 337 #201 & 301 starting tomorrow.

#### Next Meeting Date:

The next meeting date will be arranged by email.

The meeting was adjourned at 2:51 pm.

