

**Shadow Creek Condo Association
Board of Directors Meeting
April 26, 2022**

MINUTES

Board Members Present: Bob Wegner, Gary Waggoner, Sharon McClew, Joe Zamudio and Greg Pavlich
Owners present: Kathy Wegner
Helen Cartwright represented Creekside Community Association Management.

The meeting was held over Zoom and was called to order at 3:01 pm. A quorum is present.

Approval of Agenda

Gary moved to approve the agenda. Sharon seconded the motion, which passed unanimously.

Approval of Minutes

Sharon moved to approve the minutes of the February 22, 2022 board meeting. Bob seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of March, the balance sheet shows \$16,418.54 in the checking account and \$151,138.24 in the reserve account. We are transferring \$5,416.67 to the reserves monthly. For the most part, expenses are normal and within budget. Fire monitoring and tree care are high for the time of year, but not concerningly so.

Gary moved to approve the February & March 2022 financial reports. Joe seconded the motion, which passed unanimously.

Maintenance Committee

Open Porch Inspections: Twelve of the fourteen open porches were inspected by maintenance committee members. Of these, four were found to need minor siding repairs. One unit also needs some significant deck repairs, but these are the owner's responsibility.

Emergency lighting: Emergency lights have been replaced in the common area front hallways, and the attention is now turning to the garages, where three have been replaced so far. The lights in the rear stairwells should come on if when the power goes out. Residents should report to Bob Wegner if they do not, next time we have an outage. Sharon said that one of the lights is out between the garage and the first floor lobby in building 315.

Landscape Lighting: The landscape lights in front of building 337 are working again, except for three spotlights.

Third Floor Heat Mitigation: The fan will be installed in the next week or so at building 337. If there are good results, then a similar fan will go into building 315.

Painting Buildings: Kathy, Sharon and Judy met with a designer to come up with some color selections for the building exterior. We also have a meeting set with the painting contractor and will get their input into colors as well. Judy will prepare a visual that can

be sent to owners for their feedback. Joe requested that images include the trees so that we can see how the colors fit in with the landscape.

The committee expects to come up with a couple of options, with a color similar to the existing also a consideration. We still need to determine the process for involving owners to make a final decision.

In conjunction, the committee is looking at interior colors for hallway walls, trim and carpeting.

When we meet with Meric from Secor Painting, we will work out scheduling and project length so we can give owners sufficient notice and complete the siding repairs.

Landscaping Committee

The new plantings, including the pear trees, in front of building 315 are looking good and the landscaping in front of building 337 is holding up well. There are a few plants that need replacing and Joe is looking for some plants that were not available last season.

Bob applied weedkiller on the west side of building 315 and grass seed has been added. Joe suggested that the dead weeds are removed and some soil amendment is added. Green Spaces have applied the pre-emergent weed treatment to the lawns.

We received a comment from a neighbor about dry junipers in the front of Shadow Creek. Green Spaces will check for irrigation in that area, and we will monitor the condition of the trees.

Pool Committee:

The pool is scheduled to be opened on May 26.

On the recommendation of the pool committee, the board approved Peak One's proposal to deep clean the pool. This will take place in advance of the pool opening.

The board decided to have pool reservation times from 12 – 5 pm on Tuesday, Thursday and Saturday. All other times will be open swim. Pool users who are unvaccinated will not be restricted to using reservation times this season. We will keep the rule that an owner must be present when their guests are using the pool.

Other Business

Insurance: Gary, Sharon and Bob met with our State Farm Insurance agent. The main takeaway is that overall we have an extremely comprehensive policy. We are looking to increase the coverage for landscaping from \$5,000 to at least \$50,000 and also modestly increase the property coverage and the amount for medical claims. There are outstanding questions around increasing the Directors and Officers coverage so that board members can increase the coverage on their personal liability coverage. We also need further clarity around increasing coverage for meeting updated building codes.

Committees: We will send the updated committee list to owners.

Security Issues: Bob Dornan will be installing the two new cameras that were approved. He is also going to install a push bar on the garage service door at building 337. This will increase security.

Artamis contacted the board with some concerns she has about security. We will review this list and respond to her points. The board may already have taken action on some of these issues, and there may be conflicting interests that will need to be taken into consideration.

Face Coverings in Common Areas: The board decided to remove the requirement that face coverings be worn in the common areas at Shadow Creek. Sharon will remove the signage from the front doors.

Newsletter updates: Updating the Rules of the Road with the two new policies is still outstanding. Once this is done, Helen will send the document to Mary for editorial attention.

LCE Requirements – deck staining: Artamis submitted a retroactive request for the paint colors she used on her back deck. The Project Review members present indicated that they would not approve this color scheme. We will inquire if she is planning on re-treating the deck this year, and ensure that a new color is approved in advance. The painting sub-committee will consider coming up with some pre-approved deck colors that owners can select from.

Next Meeting Date

The next board meeting will be on Tuesday June 21, 2022 at 2:30 pm.

The meeting was adjourned at 5:07 pm.