

**Shadow Creek Condo Association
Board of Directors Meeting
April 9, 2018**

MINUTES

Present were: Bobby Floyd, Sam Maphis, Bob Wegner, Roger Gridley, Gary Waggoner and Joe Zamudio. Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 3:04 pm. We have a quorum.

Approve Agenda

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

Approval of Minutes

Sam moved to approve the minutes of the January 8, 2018 meeting. Bob seconded the motion, which passed unanimously.

Approval of Financial Statements

Bob reported that we are ahead of budget for income for the year as a couple of owners have paid their dues in advance. Expenses are normal and we are on track with making our reserve savings for the year.

There is \$25,435.49 in the checking account and \$\$151,261.89 in the reserve savings account.

Bob moved to approve the March 2018 financial statements. Bobby seconded the motion, which passed unanimously.

New Business

Trees West of 315 Arapahoe: The City of Boulder survey determined that the Shadow Creek property line is west of these trees. Maintenance of these trees is the responsibility of the HOA. Chris Reinholt gave a verbal bid of \$1500.00 to remove the elm tree and \$500.00 to remove the boxelder leader. We will decide on this in the summer. Bobby suggested replacing dead trees on the west side with poplars or other straight trees, as lack of shade may be problematic for residents.

The other property line is in the middle of the creek, so the dead tree on the bank is also HOA responsibility. The board decide to take no action to remove the tree as it is not hazardous to the building.

Handrails: The new handrail is due to be installed by Old Market Forge this week. Helen will get a cost to install a handrail by the pool steps for the board to consider by email.

Siding Repairs & Windows: The siding repairs are mostly completed and the re-installation of windows that need to be re-set is still outstanding. Bobby suggested getting a release from owners to not hold the association responsible for any damages. Bob will confirm with Lonnie who would be responsible if a window were to break during the process.

2018 Landscaping at 337: Sherry Bruff provided a proposal to the board for improving the landscaping in front of 337 Arapahoe. The landscape committee will discuss these ideas, in the context of the landscaping of the whole community.

John suggested that the area in question is cleared out and weeded properly this year so we can see what useful plants are in there and then decide what would be appropriate to add. Any new plants should be easy to maintain. Helen will put this on the Green Spaces task list.

We will not be replacing the mountain ash by 337 Arapahoe.

Bobby will organize for the landscaping committee to get together.

Noise Issue 337/301: Helen sent a message to the owner of 337/301 with specific complaints from the neighbors. There has been an improvement since then. The problems seem to be partly that the appliances are old and make more noise when they are run. The Board will meet with Betsy when she is in Boulder to discuss.

Election of Officer: Sam moved to keep the officers the same as last year – Bobby Floyd as President, Sam Maphis as Vice President and Bob Wegner as Treasurer. Roger seconded the motion, which passed unanimously.

Pool Contract: The Bobby moved to approve the 2018 pool service contract with Peak One Pool & Spa. Bob seconded the motion, which passed unanimously.

Grounds Maintenance Contract: The 2018 contract with Green Spaces was approved by email. The Spring clean up and sprinkler turn on are scheduled for mid April. The bank clearing will be set for early June and the garage cleaning for mid June.

Bob and Helen will work on a newsletter to send to owners and residents. Items will include window inspections, pool opening, garage clean up and Memorial Day gathering.

Next Meeting Date:

The next meeting will be at 2:00 pm on June 4, 2018 in 315-204.

The meeting was adjourned at 4:23 pm.