

**Shadow Creek Condo Association
Board of Directors Meeting
August 17, 2021**

MINUTES

Board Members Present: Bob Wegner, Hill Jason, Gary Waggoner, Sharon McClew, Joe Zamudio and Greg Pavlich

Owners present: Kathy Wegner and Bob Dornan

Helen Cartwright represented Creekside Community Association Management.

The meeting was held over Zoom and was called to order at 2:01 pm. A quorum is present.

Approval of Agenda

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

Approval of Minutes

Sharon noted a couple of typos. With these corrected, Gary moved to approve the minutes of the June 15, 2021 board meeting. Greg seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of July 2021, we have \$6151.63 in the operating account and \$119,886.39 in the reserve account.

We are over budget in a few areas, but overall expenses should balance out from other accounts. Sharon moved to approve the July 2021 financial reports. Greg seconded the motion, which passed unanimously.

Special Assessment procedure: Gary explained the process we have to follow to apply a special assessment. In order to get this approved in advance of the Annual Meeting in March, we would likely need to have two meetings. The first meeting would be in January and requires 100 % quorum (in person or by proxy) with 2/3 votes in favor to pass. If a quorum is not present a second meeting with a 50% quorum (in person or by proxy), and 2/3 in favor, will be needed in February. Meeting notices must be sent out 30 – 90 days in advance of the meetings and must include the amount of the assessment and the payment plan.

Gary also noted that the Shadow Creek governing documents require that the budget is approved by the end of the previous year, so we should finalize this at the next board meeting. Sharon suggested that we could switch to having the Annual Meeting in January and have a special assessment meeting at the same time.

As we are contemplating changing the building color, we will need to take this into account when budgeting costs for the painting. Board members were comfortable with a special assessment amount of \$3000 per unit in order to adequately cover costs if necessary. Owners will be able to pay the assessment in one lump sum or spread over 2022, with payment in full due by December 2022.

A draft special assessment notice will be prepared in advance of the next board meeting.

Maintenance Committee

Moisture sensors: The sensors have been installed in 10 of the condos in building 337, as well as in the boiler room.

Exterior Paint Color: The painting committee will come up with three new options for painting. One will have the same siding color with a new trim and there will be two new colors for siding and trim.

Third floor heat solution: The maintenance committee continues to explore options, such as installing roof fans. The objective is to have noticeable results for a reasonable investment.

Window repairs: Bob moved to approve the Slade Glass bid of \$1328 to repair 4 windows in building 315 and one window in building 337. Sharon seconded the motion, which passed unanimously.

Landscaping Committee

Irrigation repairs: Gary moved to approve a \$400 expenditure to make irrigation repairs. Greg seconded the motion which passed unanimously.

315 Landscaping project: There are still a few plants missing, which will add around \$420 to the \$4782 already spent on the 315 landscaping. This keeps the cost within the \$6000 limit for this project.

One of the pear trees looks to be dead, likely due to an excess of water as it is in a turf irrigation zone. The Tree Farm suggested waiting until the spring in case the tree recovers. Deane has offered to pay for a replacement pear tree. Having 2 trees is important to the owners in the building.

Other Business

COVID-19 update: Shadow Creek will continue to follow County guidelines for indoor mask wearing to help protect our community. The board agreed to re-instate the requirement to wear a mask when in interior common areas.

Electric Vehicles: Residents have been asking about installing provisions for charging electric vehicles at Shadow Creek. We need to consider many issues, around where facilities are located and who pays for the installation of chargers and for the power used. If a charger is linked to the HOA meter a suggestion for fees for charging are \$5 / month for 110v and \$25 / month for 220v.

If an owner installs their own EV charger it could be wired to their own Xcel meter, in the same way that individual A/C units are. This way owners would be paying directly for the power they use. As parking spaces are assigned not tied to a specific unit there will need to be a provision in place for when a unit with an EV charger sells. We also need to find out if the buildings have enough capacity to accommodate charging multiple EVs.

Next Meeting Date

The next board meeting will be on Tuesday October 19, 2021 at 2:00 pm.

The meeting was adjourned at 4:05 pm.