

**Shadow Creek Condo Association  
Board of Directors Meeting  
August 18, 2020**

**MINUTES**

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Board Members Present: John Martin, Kathy Wegner, Sharon McClew, Greg Pavlich and Gary Waggoner  
Owners present: Bob Wegner, Hill Jason and Jane Westberg  
Helen Cartwright represented Creekside Community Association Management.

The meeting was held over Zoom and was called to order at 2:08 pm. A quorum is present.

Approval of Agenda

John added the homeless encampment to the west of the building and bear activity to the agenda.

Approval of Minutes

Sharon moved to approve the minutes of the June 16, 2020 board meeting. Gary seconded the motion, which passed unanimously.

Approval of Financial Statements

Gary moved to approve the July financial reports. Sharon seconded the motion, which passed unanimously.

Our reserve account is currently at \$86,817. Our planned reserve balance for the end of the year was \$104,777. The board will consider options for recouping funds for the unanticipated sewer expenses, which could be a special assessment or a dues increase. Gary will work with Helen on year-end financial projections.

Maintenance Committee

*Elevator Contract:* A new five year elevator agreement has been signed with Thyssen Krupp.

The maintenance committee presented a list of potential items for improving security and safety as well as for general upgrades.

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

Replacing 4 fire extinguishers

Installing latch guard on the doors between the garage and lower lobby

Installing flood lights in driveways facing garage doors

Installing motion sensor lights on rear corners of buildings and stairwells

Reducing the height of the clean out pipe adjacent to visitor parking.

Repairs to the pool fence

*Siding repairs:* The siding repairs will be completed as soon as the contractor is available to do the work.

*Third floor heat mitigation:* Gary has installed the solar shade on the exterior of the skylight in building 337. We will keep it there until September and monitor the impact on heat on the third floor. The shade will be re-installed in May and if it works well we put one in building 315 as well.

#### Landscaping Committee:

Joe reported that there are no additional landscaping tasks planned for 2020. Plans for next year include reseeding the grass on the west side of building 315, removing the bush in front of 315-104, planting the entryway planters and further improvements to the west side of the 315 entry.

#### Other Business

*Homeless Encampment:* John has been in contact with the police about the encampment in the open space to the west of Shadow Creek. The City is working to move people along safely as the camp is a health and fire hazard. Other residents may also wish to call code enforcement at 303-441-1875.

*Electric Vehicle Charging:* Hill and Jane will be bringing their Tesla electric car when they come back to Boulder and will need to arrange for the electrician to install a charging outlet. They should to link it to their condos individual meter.

*Pool:* The pool winterization is scheduled for the week of September 21. If it gets cold before then the heater can be turned off to save energy.

*Visitor Parking:* The visitor parking spaces are intended for short term guest and contractor use. Owners and their guests should not be using these spaces for overnight parking. We will monitor the situation and if necessary draw up a protocol to share with owners.

*Moving Protocol:* The moving protocol also needs to apply when owners are getting furniture deliveries. We will send out a reminder to owners. Kathy will be the contact person on the board.

*Insurance liabilities:* Helen will check with the insurance company if we need to have any extra coverage for owners who complete maintenance tasks at Shadow Creek.

*Annexation letter:* Gary is waiting to hear back from the planning department about the proposed annexation of the property at 302 Arapahoe. The annexation likely means that the property will be developed.

#### Next Meeting Date & Location:

The next meeting was set for Tuesday October 20, 2020. The meeting will be held over zoom.

The meeting was adjourned at 3:57 pm.