

**Shadow Creek Condo Association
Board of Directors Meeting
August 20, 2019**

MINUTES

Board Members Present: John Martin, Sherry Bruff, Kathy Wegner, Greg Pavlich and Gary Waggoner

Owners present: Sam Maphis, Carolyn Carroll, Bob Wegner, Hill Jason, Jane Westberg, Hall Bruff, Rich Wildau and Sharon McClew

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 2:00 pm. We have a quorum.

Approval of Agenda

An electric bike request from Hill, heat on the third floors, meeting frequency and the 315 front door were added to the agenda. Kathy moved to approve the agenda. Sherry seconded the motion, which passed unanimously.

Approval of Minutes

Gary moved to approve the minutes of the May 7, 2019 board meetings. Greg seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of July 2019 we have \$7,395.33 in the checking account and \$174,947.25 in reserve savings.

Income is in line with the budget. The past due account has been brought up to date.

We had extra expenses for lighting and elevator repairs. Aside from this expenses are normal, although running above the year to date budget.

Kathy moved to approve the July 2019 financial statements. Gary seconded the motion, which passed unanimously.

Homeowner Concerns:

There are some rough sleeper belongings down by the creek bank that need to be removed. If owners notice such items they can call the Boulder Police non-emergency line.

Sam recently did some research on options for dissipating heat build upon the third floors of the buildings. These included installing either vents or fans. Both options had drawbacks and were very expensive (around \$20,000). Other suggestions included installing blinds below the landing skylights or installing coverings on the roof above them.

The 315 front door has been adjusted by the handyman.

Hill asked about installing an outlet for charging an electric bike. The next time the electrician works at Shadow Creek we will get his opinion the feasibility of this. At some point we will also explore further installing an electric car charger. This would likely be on the building exterior and owners would be able to use it periodically.

Landscape Committee

The landscaping project at 337 has been completed, and the committee focus will now move to making improvements at 315, which will be phased in over a few years. Areas to be included are the woody area by the fence, either side of the walkway to the porch and the west side of the entrance. The planter boxes at 315 will be switched to perennial plantings next year. Carolyn, Joe, Sherry, Sharon and John all volunteered to work on developing this plan.

Sharon requested that the trees up against the building are assessed by an arborist. Sherry asked that the weeds next to the blue spruce behind 337 are removed so this area can be returned to sod and mowed.

Building Committee

We had a leak in the mechanical room roof at 337. Van Lier Roofing patched the hole and we will see if any follow up action is required.

Deane's fence for her neighboring property has been installed, in the correct location. Some of the siding repairs have been completed, at 315-103 and at the sides of the doors. Others will be addressed as the contractor can get to them.

While the porches and decks are the responsibility of owners to maintain, any owner additions that cause siding issues will also be an owner responsibility to repair. This will be reviewed with owners at the next Annual Meeting. Interior inspections by the contractor can be arranged for owners.

Several hallway windows have been replaced.

Keypad locks will be installed on the four rear stairwell doors. Sherry also requested a keypad lock for the pool.

There are many issues with the Comcast wiring in the mechanical room. If the board decides to proceed with an all building Comcast service, they would be required to fix this wiring.

Several wasp nests have been treated and the areas will be sealed in a few days.

We are working on comparing bids for modernizing the 315 elevator, including service contracts.

Pool Committee:

There have been some issues with the pool maintaining a constant temperature. We will have the electronics checked on the spring. The pool closing is set for October 15.

Other Business:

The remodel at 337-301 will be completed mid-late September.

The board approved the pet request from the new tenants in 315-101. The tenants agreed that the dog will only enter and exit the building using the back door. There followed a discussion of the pet approval review process. There were many viewpoints to consider so the board decided to set a separate meeting on this topic. This will be held on September 17.

Next Meeting Date:

The next meeting will be on Tuesday October 15, 2019. Helen will reserve a meeting room at the main Boulder library.

The meeting was adjourned at 4:19 pm.