

**Shadow Creek Condo Association
Board of Directors Meeting
August 30, 2022**

MINUTES

Board Members Present: Bob Wegner, Gary Waggoner, Sharon McClew, 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 2:34 pm. A quorum is present.

Approval of Agenda

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

Approval of Minutes

Gary moved to approve the minutes of the June 21, 2022 board meeting. Greg seconded the motion, which passed unanimously.
We will ask Mary to add flooring underlayment requirements to the new version of the rules she is working on, which should be the best available product, and to remove the reference to the engineering report.

Approval of Financial Statements

At the end of July, there is \$6,559.31 in the operating account and \$153,303.99 in the reserve account. Expenses are for the most part in line with the budget and there is nothing of concern in the financials.
Gary moved to approve the July 2022 financial reports. Sharon seconded the motion, which passed unanimously.

New Business

Greg asked if it would be possible for an intruder to unscrew the lock on the garage walk-in door to gain access. Bob W will check w Bob D that this cannot happen.

The City of Boulder has an online function where residents can report issues about trees, sidewalks, encampments etc. Helen will send out a link to owners.

Maintenance Committee

315 Exhaust fan: The exhaust fan was installed at 315 Arapahoe today. The next step is for Van Lier to make the penetration through the roof and vent the fan to the exterior.

Garage Lights: This item is still ongoing.

EV Charging Update: The Levensons are still exploring options for running wiring for an EV charger to their parking space.

Window Cleaning: The window cleaning has been scheduled for September 29. About half of owners have signed up to have their windows cleaned.

Exterior Painting: The exterior painting project went well and the residents were pleased with the courtesousness of the workers.

Other maintenance items: Bob D installed a push bar on the garage walk-in door at building 337. He also re-installed the solar lights, cameras and address numbers that had been taken down for the painters.

Interior building upgrades

We will add verbiage to the Rules of the Road regarding stain colors for first floor rear decks. The committee will select several pre-approved colors, for stain as well as for composite decking. Flooring changes for any other deck / porch surfacing must involve consultation with the Project Review Committee.

The committee is getting quotes for replacing the carpeting and entryway tiles, painting the walls and trim, and upgrading hallway lighting. It was suggested that a different flooring is considered for the garage lobbies.

Landscaping Committee

The junipers between the buildings have all been removed, and there are plenty of rocks already in those beds to provide decent coverage.

Reinholt Tree have quoted \$1700 to remove two dead trees on the west property boundary. Sharon moved to approve the bid. Joe seconded the motion which passed unanimously.

We will ask Green Spaces to do the fall clean up once all the leaves have fallen. Other tasks for their crew are to trim back the ivy on the big rock near the pool and blow out leaves from under decks and overhangs.

Pool Committee:

The pool winterization is scheduled for September 14.

Other Business

Snow Removal: Sharon moved to approve the snow removal contract from Trident. Bob seconded the motion which passed unanimously.

Covid Requirements: Owners are encouraged to let their neighbors know if they have a confirmed case of Covid. We will send out a reminder at the beginning of fall.

Wildfire Mitigation: The board continues to take actions based on the recommendations of the Cit of Boulder wildland fire assessment.

Project Review Committee: Bob suggested that the board imposes a fee of \$100 / hour for work by board or management in excess of two hours on any project review / architectural application. Sharon moved to approve the fee. Gary seconded the motion which passed unanimously. We will consult with owners before adopting this into use.

Next Meeting Date

The next board meeting will be on Tuesday October 25, 2022 at 2:00 pm. The following meeting will be on Wednesday December 7 and will focus on Annual Meeting preparation.

The meeting was adjourned at 4:31 pm.