

**Shadow Creek Condo Association
Board of Directors Meeting
August 8 2017**

MINUTES

Present were: Bobby Floyd, Corie Wallace, John Martin and Sam Maphis. Bob Wegner was present by telephone. Helen Cartwright represented Bartlett Property Management.

The meeting was called to order at 10:04 am. We have a quorum.

Approve Agenda

Sam moved to add the Affidavit of Trespass and Move In/Out Procedure to the agenda. Bob seconded the motion which passed unanimously.

Approval of Minutes

Sam moved to approve the minutes of the April 24, 2017 meeting. John seconded the motion, which passed unanimously.

Approval of Financial Statements

Bob Wegner reported on the financial statements. Our income year-to-date is \$100,004.50 and total expenses are \$91,440.45. We have had two large expenses this year – the elevator and some concrete work, both of which were expected and we had the funds for.

The reserve fund balance at the end of July is \$123,883.69 and the operating account is at \$10,201.99.

John moved to approve the July 2017 financial statements. Sam seconded the motion, which passed unanimously.

New Business

Siding Repairs: Sam will meet with Paul Stinson to review the scope of work for the siding repair at 337. Bob suggested that we also have him review the siding condition around both buildings so we can address any areas that need repairs. Siding repairs will be paid for from the reserve fund.

Air Conditioners: The issue between the residents of 337/301 and 201 regarding A/C noise has been resolved with the assistance of John and Corie.

Sam proposed that window A/C units should not be permitted for future improvements. Existing window units will be grandfathered, with a recommendation that they should be replaced. This will be added to the Rules of the Road. It is not necessary to amend the covenants.

Emergency Contact: Bobby had the idea that we could maintain a list of emergency contacts for unit residents. We can suggest this to owners or that they could give their family contact information to a neighbor in case of an emergency.

Move In / Out Procedure: Owners who rent their units should provide a copy of the lease to the management company and ensure that the tenants have a copy of the Rules of the Road. Leases must include that tenants are required to follow all association rules and requirements. The Board will have a welcoming committee to go over these with any new residents – John and Corie volunteered.

There was a question about whether bikes are allowed in the hallways. Residents should be encouraged to leave their bikes in the bike racks in the garage. If their bikes cause damage to the hallways then the owner is responsible for the repairs. We can also ask owners to consider donating any bikes they are no longer using.

Affidavit of Trespass: In response to Sam calling the police about a trespasser on Shadow Creek property, we now have an Affidavit of Trespass on file with Boulder Police. This means that police officers have permission to enter on to Shadow Creek property without being accompanied. We will also install more No Trespassing signs.

Old Business

Pool Contract: The pool will be closed on September 15. Helen will set this up with Lauren at Peak One.

Homeowner Concerns:

The lock down bar needs to be used on the trash dumpsters to prevent animals getting in. This needs to be included in the Rules.

Sam would like to do some pruning of the creek bank in the spring. We will follow the correct procedure in communicating with owners.

John is installing a new A/C unit on August 28. The delivery and installation have been coordinated to minimize disruption to other residents.

There was discussion of ways to minimize the heat in the third floor lobbies, such as an attic fan. The Architectural Committee will investigate further in the fall.

Next Meeting Date:

The next meeting is provisionally set for October 10, 2017.

The meeting was adjourned at 11:14 am.