

**Shadow Creek Condo Association  
Board of Directors Meeting  
August 8, 2018**

**MINUTES**

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Board Members Present: Bobby Floyd, Sam Maphis, Bob Wegner, Roger Gridley, Gary Waggoner and Joe Zamudio.

Owners Present: John Martin, Hill Jason, Jane Westberg, Jerry Jacobson, Kathy Wegner and Len Rosenberg.

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 2:35 pm. We have a quorum.

Approve Agenda

Bob moved to approve the agenda. Roger seconded the motion, which passed unanimously.

Approval of Minutes

Bob moved to approve the minutes of the June 4, 2018 meeting. Gary seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of July we have \$15,481.92 in the checking account and \$159,679.06 in the reserve savings account.

Our income is \$7,000 higher than the budget as two owners have paid their dues in advance. Repairs are over budget, although all the expenses were approved. We are also monitoring landscaping and tree care as these are also high against the budget. Expenses should even out by the end of the year. Year to date reserves transfers are on track.

Bob moved to approve the July 2018 financial statements. Bobby seconded the motion, which passed unanimously.

Landscaping Update:

Sam presented a new plan for the landscaping in front of building 337 that the landscaping committee will use as the basis for their discussion when they meet on September 1. Any plan that is approved by the landscaping committee will be presented to the owners at the Annual Meeting.

The main criteria are a modern look, low water requirements, and low maintenance. Roger also said that that it was important that the design is sustainable in the long term. It is anticipated that this project will cost around \$10,000, including installing plants and making alterations to the irrigation system.

Building Updates:

*Window Repairs:* There are three windows in the 337 entryway with broken seals and 2 large hallway windows on the second floor at 315. There are other

windows in both buildings that have seal issues, but we will address these at a later time.

Slade Glass bid \$875 for each of the large windows and \$889 for all 3 entry windows. Toledo Glass bid \$974 for each large window and \$557 for the 3 entry windows. We will wait until 2019 to do these repairs, once we know what other expenses are upcoming.

The skylight that was leaking at 337 has been capped.

*Window Cleaning:* We have a new company, North Star Window Cleaning, doing the window cleaning this year. The cleaning will be done on August 27 and 28.

*Carpet Cleaning:* There are a few spills by the elevator doors on the garage level and second floor. Helen will ask John McLaughlin to take care of this. We will review cleaning all the carpets in the spring.

*Third Floor Ventilation:* Sam presented two different options for improving ventilation on the third floors, with two bids for each. The first is to add a louvred vent with an exhaust fan at the triangular end of the skylight. This could be quite loud. The other suggestion is an split unit A/C with the compressor on the roof and the register on the inside. There were questions about how effective this would be.

Timberline bid \$13,500 for the exhaust fan and \$27,000 for the A/C.

Meyers bid \$16,500 for the exhaust fan and \$16,500 for the A/C.

All of these options were considered too expensive, with unknown effectiveness. Slade Glass has suggested replacing the skylights with a tinted material. Another suggestion was to try a fan in one of the transom windows to see if it helps with the heat, and how noisy it really is.

*Siding Repairs:* There are sections of damaged siding identified in the front porches of 315 #201 and #204. Bob & Roger will check the rest of the buildings and we will get a bid from Lonnie Gates to do this work in 2019.

We are also looking into getting metal top caps for the top boards on the open back porches at 315 #202 and 337 #203.

*Exterior Painting:* Laura Klein will be doing some exterior paint touch up beginning the week of August 21.

*315 Elevator:* The elevator is still working fine, but Thyssen Krupp have a 3 month delay in getting to new work. Sam is proposing that the modernization is scheduled for 2019 so that we can avoid an extended period of closure should the elevator stop working. The current cost is \$63,000.

#### Other Business:

*Comcast:* Gary presented a draft survey to send to owners to gauge interest in switching to a bulk contract with Comcast. The survey will be sent to all owners and the results collated for discussion at the next board meeting.

*Gas Fireplaces:* Sam has found it is not easy to allocate the costs associated with a gas fireplace. He suggested a flat fee of around \$30-50 per year for owners who have gas fireplaces without an individual meter. More research is needed.

*Property Line at W Arapahoe Lane:* Gary has drafted a letter to the owners of 359 Arapahoe to be sure they are aware of the recorded Shadow Creek easement over part of their property and that they cannot build on this area. The board will respond to the letter by email.

*Chairs in Common Area:* A couple of the gazebo chairs had been moved over to the west side of 315 at the back, with the permission of a board member. At the request of a different board member they were returned to the gazebo. Gerard and Carol are requesting that the association provides an alternative seating arrangement in this area. Sam will talk to the Carrolls about what they have in mind. Roger requested that any communications made by members on the behalf of the board are shared with the rest of the board.

Homeowner Concerns:

Hill asked if anyone is going to be writing a newsletter. John and Mary, perhaps Sherry as well, will work on this together. Mary was concerned that there was not great communication about the changes made in the new version of the rules.

Tim Mather needs to get the chase pipe painted that he had installed as part of his remodel. Helen will follow up with Milestone Remodeling about this.

Bob is going to install a keyless entry for the 337 garage walk-in door.

Next Meeting Date:

The next meeting will be at 3:00 pm on October 8, 2018 in 315-203.

The meeting was adjourned at 4:31 pm.