

**Shadow Creek Condo Association
Board of Directors Meeting
December 11, 2018**

MINUTES

Board Members Present: Sam Maphis, Bob Wegner, Gary Waggoner, Joe Zamudio and John Martin.
Owners Present: Hal Bruff.
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 2:05 pm. We have a quorum.

Approval of Agenda

Sam moved to approve the agenda. John seconded the motion which passed unanimously.

Approval of Minutes

Gary moved to approve the minutes of the October 2, 2018 meeting. Sam seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of November 2018 there is \$13,800.45 in the checking account and \$174,886.66 in the reserve savings account. Income is ahead of budget as some owners have paid dues in advance. All expenses are normal. Overall expenses are slightly over budget for the year, but we should end the year within budget. We are up to date with reserve transfer for the year.

Bob moved to approve the November 2018 financial statements. Gary seconded the motion, which passed unanimously.

Old Business:

Landscape Committee Update

The landscape committee has come up with a plan for improving the landscaping in front of 337. The committee will hold an open meeting in the new year to present the plan to owners to solicit feedback and get approval. A final plan will be brought back to the board for approval in advance of the Annual Meeting. The committee will then get bids for completing the project so work can commence in the spring.

The landscaping project will necessitate the removal of the aspen and mugo pines by the 337 entrance. We will wait to schedule this until the plan is finalized and agreed, making sure that all owners are notified. Helen will get a cost for stump grinding from Reinholt Tree.

Building Committee Update

The new bench and console table have been installed in the lobby / entryway at 337 Arapahoe. John and Gina have donated some art work that has been hung. The entrance to the building is looking much improved.

Outstanding maintenance items will be addressed in the next year and beyond.

Elevator Modernization

Sam will contact Patrick McGuckin at Thyssen Krupp to initiate the modernization of the elevator in 315 Arapahoe. We will get the contract signed and put down a deposit in January.

Tree Trimming

We have a bid from Reinholt Tree to trim the trees for clearance, and to remove the aspen and mugo pine, and an elm at the west of 315. The crabapple in front of 337 on the west side should be added to the scope for clearance trimming. Bob moved to approve the trimming only at this time. Sam seconded the motion, which passed unanimously.

New Business:

Neighborhood Connections

Gary explained that Next Door is a website that you can sign up to for making connections within the neighborhood. Shadow Creek is part of the Flatiron group. It ends up being about 5-10 emails a week. We will include information about this in the next newsletter.

Art Donation

A new owner who is moving to the building has offered to donate some outdoor sculptures to put in the grounds. The board decided to politely decline this offer.

Insurance Review

Hal asked if owners should carry 'gap coverage'. The Association policy is for full replacement cost so this should not be required. Owners should, however, have coverage for any upgrades or changes that have been made to their condo, including enclosing porches. Helen will review with the agent to ensure the replacement cost estimate is correct, and to quote the premium with a deductible of \$10,000. If owners have questions about their insurance coverage, they can put their agent in touch with our agent at Bill Tutterow, State Farm.

Board Members

Sam, Gary and Roger have one year left on their terms. Roger may step down if another owner would like the opportunity to be on the board. Bob and Joe are up for re-election, and there is a vacancy as Bobby Floyd has moved. Joe would like to continue on the board and Bob will not seek re-election so that others have the opportunity to be on the board. Sherry may also be interested in standing. Helen will email the owners to see if there is any other interest in joining the board.

2019 Budget & Reserves Study

Bob presented a draft budget with a \$5 / month dues increase. The additional \$2400 of funds this generates will go an increase in budgeted operating costs of \$1400 and the other \$1000 will go into the reserve account. Total budgeted reserve saving for 2019 would be \$46,338.

The main reserve project planned for 2019 is to do some more siding repairs. Bob will meet with Lonnie in the spring to define the scope of work. We will also get the paint assessed to prepare for possible re-painting in 2020.

Gary moved to approve the budget as presented. Sam seconded the motion, which passed unanimously.

Homeowner Concerns:

Tips for Contractors

The board decided that end of year tips for contractors, such as the cleaner, are up to individual owners. The board will not be administering this.

Electric Car Charger

As the technology continues to evolve, we will wait to research the specifics of installing vehicle charging stations until an owner is seriously requesting this. The Board will continue to discuss the general protocols for this installation.

Next Meeting Date:

The next meeting will be at 2:00pm on February 12, 2019.

Annual Meeting Date

The annual meeting will be on March 4, 2019 from 5:30 pm.

The meeting was adjourned at 3:54 pm.