

**Shadow Creek Condo Association
Board of Directors Meeting
December 7, 2022**

MINUTES

Board Members Present: Bob Wegner, Gary Waggoner, Sharon McClew, Joe Zamudio and Greg Pavlich
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

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

Approval of Minutes

Sharon moved to approve the minutes of the October 25, 2022 board meeting. Greg seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of November 2022 we have \$6192 in the operating account and \$102,250 in the reserve account. We should end the year with approximately \$108,000 in reserves, less the cost of garage service door locks (\$2,500). We are on track to meet the 2022 budget projections. Gary moved to approve the November financial reports. Sharon seconded the motion, which passed unanimously.

Annual Meeting

The meeting notice has been drafted and will be sent to owners 2 weeks ahead of the meeting, along with a proxy form, the minutes from last year's meeting and the 2023 budget.

Bob will prepare remarks for the Presidents Report, and Gary will put together a projection for year end account balances.

Bob, Greg and Joe will be up for re-election. All are willing to remain on the board. We will also include an invitation for other owners who may be interested in joining the board.

Rules of Road Updates

Changes suggested at the last board meeting have been incorporated into the document and the latest update will be emailed to the board. Comments are requested by January 30 so that a final version can be distributed to owners in advance of the Annual Meeting. Hard copies will be provided for all owners.

Other Business

There are oil stains on the lower level floor in building 315 and in the elevator. Gary moved to have these professionally cleaned at a reasonable cost. Greg seconded the motion which passed unanimously.

A question came up of how to open the overhead garage door in the case of a power outage as many residents do not have the strength to open it manually. Options will be explored. The garage doors were both serviced and are less noisy. The tech said they

are in good shape, which is good as parts have become more expensive and harder to source.

Interior Updates

The committee is working on updating the carpet replacement bid and will replace a sample light sconce in building 315 that is too bright.

We will ask Green Mountain Home Solutions to remove the tarp from the skylight.

Next Meeting Date / Annual Meeting Date:

The Annual Meeting will be at 2:00 pm on Tuesday January 31, 2023.

The next board meeting will be at 2:30 pm on Tuesday March 7, 2023

The meeting was adjourned at 3:43 pm.