

**Shadow Creek Condo Association
Board of Directors Meeting
February 22, 2022**

MINUTES

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

Owners Present: Kathy Wegner, Bob Dornan

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

Security video sharing and face covering requirements were added to the agenda. Sharon moved to approve the agenda with this addition. Gary seconded the motion, which passed unanimously.

Approval of Minutes

Sharon moved to approve the minutes of the December 7, 2021 board meeting. Gary seconded the motion, which passed unanimously.

Approval of Financial Statements

Gary moved to approve the December 2021 and January 2022 financial reports. Sharon seconded the motion, which passed unanimously.

New Business:

Election of Directors: Gary moved to keep the officer positions the same and appoint Bob Wegner as President, Sharon McClew as Vice President and Gary Waggoner as Treasurer. Sharon seconded the motion, which passed unanimously.

Committees: Helen will send a current list of committee members to the board. Joe will stay on the landscaping committee but does not want to chair it this year. Rich has offered to be on the pool and social committees this year.

Insurance: Gary has reviewed the association's policies and the section on insurance in the covenants. We will arrange a meeting with our agent to ensure we have sufficient coverage, and to answer the specific questions that we have related to guaranteed replacement cost, volunteer coverage, and increasing the liability coverage for board members.

Maintenance Committee

Open Porch Inspections: These inspections will be rescheduled in April.

Emergency lighting: The committee is compiling a list of which of the garage and stairwell lights need to be replaced and replacing batteries as needed.

Knox Boxes: The Knox boxes have arrived and will be installed with guidance from the Fire Department, who will also put a copy of the front door key in each of the boxes.

315 Water Heater: Mark from Centennial Plumbing confirmed that there are no supply issues so there is no need to plan on replacing the water heater in building 315 before it actually stops working.

Security Cameras: Another camera will be installed on the east end of building 337, as well as more signage on the property. The board discussed when residents should be notified of trespassing captured by the cameras. We will make a judgement call based on whether the person tried (or succeeded) to get into the building or they were just passing through.

Landscaping Committee

315 Landscaping project: There are a couple of outstanding items from last year – planting phlox, replacing a couple of manzanitas and putting down grass seed on the east side of building 315. Green Spaces estimate the cost at ~\$800 for the reseeding, including preparing the area. We will get an itemized bid.

There are no additional landscaping projects planned this year, the focus will be on routine maintenance.

We have had the trees trimmed away from the buildings. Still to do is raising up the lower branches of the blue spruce behind building 337.

There is a dying maple tree on the street in front of the property. Helen will report this to the City of Boulder Forestry Department.

Other Business

Pool Contract: Sharon moved to approve the Peak One Pool contract for 2022. Greg seconded the motion which passed unanimously.

Grounds Maintenance Contract: Bob moved to approve the Green Spaces contract for 2022 grounds maintenance. Sharon seconded the motion, which passed unanimously.

Rules of the Road: Sharon moved to approve the EV policy for inclusion in the Rules of the Road. Gary seconded the motion, which passed unanimously.

We will add wording to the revised pet policy that owners may bring pets through the hallways in an emergency situation. Bob moved to approve the Pet policy for inclusion in the Rules of the Road with this wording change. Gary seconded the motion, which passed unanimously.

Mary offered to edit the Rules of the Road. The intention is not to change the substance of the document, but so it reads more cohesively.

Newsletter: We distributed some information about preparing for disasters to owners.

LCE Requirements – deck staining: An owner stained their deck without HOA approval of the colors. Helen will contact them with information about the proper procedure. The board will then decide if they will approve the colors and, if not, how to proceed.

Climate / Energy Concerns: The maintenance committee continues to work on options for reducing heat build-up on the third floors.

Fire Extinguishers: The fire extinguishers had their annual inspection.

Face Coverings in Common Areas: Boulder County has relaxed the requirements for wearing face coverings. As there are immune-compromised residents at Shadow Creek, the board decided to keep the mask requirement in place for now. We will review this decision at the next board meeting.

Next Meeting Date

The next board meeting will be on Tuesday April 26, 2022 at 3:00 pm.

The meeting was adjourned at 4:53 pm.