

**Shadow Creek Condo Association
Board Meeting Minutes
January 31 2017**

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

The meeting was called to order at 1:32 pm. We have a quorum.

Approve Agenda

Driveway repairs and telephone entry phones were added to the agenda. John moved to approve the agenda. Sam seconded the motion which passed unanimously.

Approval of Minutes

The budget that was presented at the December 8, 2016 meeting included a \$10 / month dues increase. Sam moved to approve the minutes with this change. John seconded the motion, which passed unanimously.

Approval of Financial Statements

Bob Wegner reported that the expenses are as expected. Total assets at the end of December 2016 were \$177,052.74.

We put down a \$30,000 deposit on the new elevator for 337.

Sam moved to approve the December 2016 financial statements. John seconded the motion, which passed unanimously.

New Business

Tree in front of 315: Bobby is looking into a replacement tree to go in front of 315.

Elevator Update: Sam reported that the new elevator is in manufacturing.

Annual Meeting: As was decided at the previous meeting, the Board will be 5 members going forward. Two current members are up for re-election and one is resigning. We will take nominations from the floor at the Annual Meeting if anyone is interested.

Old Business:

315 Sewer Line: The line is being cleaned quarterly. Garvins has this on their schedule.

Driveway Concrete Repairs: Helen will arrange a site visit with Front Range Asphalt Maintenance.

Entry System Phones: Sam will look into pricing to have the telephones that were part of the old entry system removed. This would be an expense for individual

owners. Owners who do not have a local phone number for the mew system can get one through Google.

Homeowner Concerns:

We will add motion sensor lights on the west corner of 315 to discourage trespassing.

Mary has 2 Direct TV dishes that she will have removed in the spring.

Next Meeting Date:

The next meeting date will be arranged by email.

The Annual Meeting will be on March 6, 2017.

The meeting was adjourned at 2:44 pm.