

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

MINUTES

Present were: Bobby Floyd, Sam Maphis, Artamis Byars, Bob Wegner and John Martin. Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 1:35 pm. We have a quorum.

Approve Agenda

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

Approval of Minutes

The move in fee proposed in December 2017 was for \$250.00 and there were a couple of other wording changes for the minutes of the October 18, 2017 meeting. Bob moved to approve the minutes. John seconded the motion, which passed unanimously.

Approval of Financial Statements

We ended 2017 with \$151,492.47 in total assets. Total income for the year was \$162,127.28 which was over budget due to additional construction fees. Expenses in 2017 totaled \$152,862.78 and we transferred \$42,500 into the reserve account.

Bobby moved to approve the December 2017 financial statements. John seconded the motion, which passed unanimously.

New Business

Snow Removal on back stairs: Sherry Bruff requested that the concrete steps up from the driveway and into the back stairwells are included in the snow removal contract. Helen will find out the cost to add this to the scope of work. In the meantime, Sherry and Hal may bring their dog through the front door if the conditions are too icy to go around the back.

Pet policy variances: The Board decided to keep the 40lb weight limit for dogs at Shadow Creek. Variances will be made for Service / Support animals on a case by case basis.

Exterior Siding: LP Custom Building has completed the siding repair on 337 outside unit 301 and 201. Interior repairs in 201 were already completed by Paul Stinson. There is a small amount of painting needed inside unit 301, which the owner is aware of. There are a few more sections of siding that need attention, for example by the back porch of 337-204. These will be addressed in the spring. The Board approved up to \$2000 / year expenditure on siding repairs.

2018 Landscaping: John proposed that the front landscaping is done the same as last year. Bobby will order the plants. Green Spaces will straighten out the stump in front of 315 so that planters can be set on top. They will also reconfigure the sprinklers so they get water. John will help with planting and ask other owners to volunteer to help.

Sherry wants to improve the landscaping in front of 337-101. John will ask her to provide a proposal with estimated costs.

We will let owners know when the Russian Olives will be removed. There were no objections to this work from homeowners.

The City forestry department is still investigating whose property the dying tree on the creekbank is on. We will keep an eye on it, but the association does not want to spend money on this right now.

Helen will ask Reinholt Tree to confirm that there are no trees touching the building. Green Spaces will trim the shrubs away from the buildings as well.

The Board would like trimming of the creekbank to create a visual corridor between the buildings and the creek to be an annual maintenance item. Prior to any work commencing this year homeowners will be informed and given the opportunity to participate. The landscaping committee will identify and mark the area to be maintained, and provide a description of the work to be completed (eg. removal of broken or dead limbs and trimming growth to maintain a view of the river). Homeowners will have time to share any concerns with the Association Manager. We will request approval to add this to the annual grounds maintenance work. Notice will be provided once the work is scheduled.

Helen will set up a meeting with the landscape committee and Green Spaces to identify the area to be maintained.

Rules of the Road: Over the past several months, Bob undertook the initiative to update the Rules of the Road. Enhancements included content updates as well as formatting changes. The move in fee of \$250 needs to be updated in the rules as well as specifying that charges could be incurred for any damage during move out. Artamis requested that the Rules highlight our recommendations for residential quiet times from 9 pm to 8 am.

Bob will add these suggestions to the document. Helen will get the new picture from Sam to put on the cover. Copies will be provided to all owners and residents.

Agenda for Annual Meeting: The Annual Meeting agenda is standard from year to year. Instead of inviting everyone to a potluck, this year we will just ask people to bring hors d'oeuvres and drinks to share.

John, Sam and Artamis are all up for re-election this year. John decided not to stand for another term, to allow for rotation in leadership. Helen will email all the owners letting them know about this opportunity to participate.

Elevator Contract: The contract for modernizing the elevator in 315 is the same as for 337. We will pay 50% of the cost up front and the work will be done in 2019.

Next Meeting Date:

The Annual Meeting will be on March 12, 2018 in 315-204.

The meeting was adjourned at 3:39 pm.