

**Shadow Creek Condo Association
Board of Directors Meeting
July 11, 2023**

MINUTES

Board Members Present: Bob Wegner, Gary Waggoner and Sharon McClew
Owners Present: Murray Jason
Helen Cartwright represented Creekside Community Association Management.

The meeting was held over Zoom and was called to order at 2:33 pm. A quorum is present.

Approval of Agenda

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

Approval of Minutes

Sharon moved to approve the minutes of the May 9, 2023 meeting. Gary seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of June 2023 we have \$4683 in the operating account and \$80,158 in the reserve savings account.
The fence repair for 359 Arapahoe will be paid from the reserves project account and a transfer will be made between the accounts. Snow removal and Doors & Locks accounts are over budget, but overall we are operating within the 2023 budget.
Sharon moved to approve the financial statements. Gary seconded the motion, which passed unanimously.

Maintenance Committee

Garage lighting: The installation of new garage lighting was approved by email and has been completed.

359 Arapahoe fence: Repairs have been completed, all that remains is to paint the new sections.

Skylight covers: The skylight covers have been installed in both buildings.

315 Skylight leak: Van Lier Roofing have installed rubber sealant around the skylight. There is a small interior repair outstanding that will be taken care of later if necessary.

Removing hallway window trim: This was approved by email and has been completed.

Elevator service call: There was no charge from TK for the recent service call that involved a bad relay switch. Helen will ask Susie to vacuum the elevator door tracks (without blocking the doors from closing).

Replacing Hallway Outlet Covers: Absolute Electric will be installing new outlets and covers in the common area front hallways.

Landscaping Committee

The ash trees have been treated for Emerald Ash Borer. This is an every other year treatment.

Green Spaces have reviewed and repaired the irrigation system, cleared the creek bank from the gazebo, and cleaned up around the pool area.

Landscaping tasks that are outstanding include moving rocks from the creek bank to cover bare patches where junipers were removed and adding mulch. We will ask the arborist to trim the blue spruce when they are next on-site.

Other Business / Homeowner Concerns

Pool service: There is a rust spot on the bottom of the pool. We will get an estimate from Peak One to remove / cover this when the pool is partially drained. If residents observe unsafe behavior in the pool, including unattended children, please report this to the manager.

Garage Cleaning: This has been completed and Green Spaces did a great job.

Projects Review: The owner at 315-102 has requested a brown color to repaint their back deck and this is going through the approval process, with the aim of completing the task in the fall. The owner of 315-204 does not need to replace their A/C condenser at this time. Murray mentioned that he may be looking into upgrading their air conditioning and was given guidance on the process for approving any changes.

Keys / Codes for emergency access: This item is still outstanding and will be revisited in the fall.

Happy Hour: This gathering was rescheduled for July 9 and was a great, well-attended event. Thanks to Rich & the social committee for organizing it.

Next Meeting Date:

The next board meeting will be at 2:30 pm on Tuesday September 19, 2023

The meeting was adjourned at 3:18 pm.