

**Shadow Creek Condo Association
Board of Directors Meeting
June 15, 2021**

MINUTES

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

Owners present: Kathy Wegner and Bob Dornan

Helen Cartwright represented Creekside Community Association Management.

The meeting was held over Zoom and was called to order at 2:01 pm. A quorum is present.

Approval of Agenda

Communication of the Special Assessment process was added to the agenda. Sharon moved to approve the agenda with this addition. Hill seconded the motion, which passed unanimously.

Approval of Minutes

Sharon moved to approve the minutes of the April 13, 2021 board meeting. Gary seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of May, 2021 we have \$16,494.71 in the operating account and \$111,293.68 in the reserve account.

Most items are in budget, with the notable exception of snow removal which is significantly over budget.

Gary moved to approve the May 2021 financial reports. Sharon seconded the motion, which passed unanimously.

Some research was done into savings account yields. The money market account at FNBO has 0.05% interest. Elevations credit union has rates of 0.3% - 0.35% for accounts with +\$50,000 or +\$100,000. We can revisit this as the reserve balance increases.

Maintenance Committee

Moisture sensors: The maintenance committee has ordered more moisture sensors to monitor for leaks from the underfloor heating in Building 337. Owners have been contacted to facilitate installing the sensors.

Exterior Paint Color: Kathy, Sharon & John will work on coming up with a couple of options for changing the exterior paint colors, over the next few months.

Hallway carpet cleaning: This has been completed. There are still a couple of marks in the 337 elevator. Helen will check with the contractor. Greg mentioned an unpleasant odor in the 337 entryway, which could be related to a product used on the carpet. We will monitor this.

Garage clean-up: Some bikes have been moved from the rack in Building 315 which is an improvement, but it is still quite full. When Green Spaces do the garage floor power washing, we will ask them to include the floor under the bike racks and in the boiler rooms.

Skylight covers: Covers have been installed on the skylights over the third-floor landings in both buildings. They are doing some good, but it is still too hot. Sam got a bid from Air Mechanical for \$3,700 per buildings to install a fan through the skylight plexiglass. The maintenance committee will discuss this and come back to the board with a recommendation.

337 Garage Door: The bent bottom bar does not appear to be impeding the operation of the garage door, so we will wait to make the repair.

Lobby carpets mats: The maintenance committee will look into getting replacement mats for the entry ways.

Entryway windows: There are windows with broken seals in the entryways to both buildings. The committee will get a new bid to repair these.

Security Cameras: The board agreed to install 2 additional cameras to add coverage to the driveways.

Landscaping Committee

Plants have not been installed yet, but they are getting watered regularly. The planting crew needs guidance on what should be planted where, as some of the plants are different to those shown on the plan. Some plants have not been available this year. Judy will layout the plants in their correct positions and will leave space for any that are missing.

So far the landscaping improvements at Building 315 have cost \$3,800, out of a \$6,000 budget.

We will ask Green Spaces to trim the creek bank foliage by the gazebo to improve the view down to the river.

Other Business

Communicating Special Assessment Plan: The likelihood of having a special assessment next year was addressed in a recent newsletter. We have not heard of any concerns from homeowners. We will come up with a communication plan for discussion at the next board meeting.

Homeless Encampment: The encampment has moved and the area has been cleared up. There is temporary fencing around the space.

Swimming Pool: We are using the same reservation system as last year to allow residents to reserve the pool between noon and 6 pm.

Gazebo Scheduling: The gazebo can be reserved for family gatherings, but is otherwise available on a first come first served basis and residents can share the space.

Donation Collection: The truck came to collect donated items. The board expressed thanks to Artamis for arranging this.

Next Meeting Date

The next board meeting will be on Tuesday August 17, 2021 at 2:00 pm.

The meeting was adjourned at 3:43 pm.