

**Shadow Creek Condo Association  
Board of Directors Meeting  
June 21, 2022**

**MINUTES**

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

Owners present: Kathy Wegner, Murray Jason, Rich Wildau

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

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

Approval of Minutes

Bob moved to approve the minutes of the April 26, 2022 board meeting. Joe seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of May, we have \$9,745.01 in the checking account and \$161,984.47 in the reserve account. There are some seasonal variances, but overall expenses look good.

Gary moved to approve the May 2022 financial reports. Joe seconded the motion, which passed unanimously.

Maintenance Committee

*Siding Repairs:* These repairs are about 80% completed. The cost so far is \$2,300, which includes installing the ventilation fan at building 337. The contractor needs to order more materials and will complete the job in a couple of weeks.

*Third Floor Heat Mitigation:* The ventilation fan has been installed in building 337 for a cost of around \$700. It appears to be adding some cooling effect on the third floor. Gary moved to install the same in building 315 once the opening is made for it by the roofer. Sharon seconded the motion, which passed unanimously.

*Painting Buildings:* The committee has come up with the colors Revere Pewter for the siding and Urbane Bronze for the trim. Feedback from owners has been mostly supportive, with one owner preferring to keep the existing colors. Joe moved to approve the recommended colors. Sharon seconded the motion, which passed unanimously.

The painting contractor, Secor Painting, is planning to begin in early July and the project is anticipated to take around 4 weeks to complete.

The committee will work on suggestions for deck stain colors as well, and will then move on to costing upgrades to the building interiors.

*Garage Lights:* Bob Dornan is working on getting quotes to replace the fluorescent tubes in the garage, including Xcel Energy rebates for switching to LEDs.

#### Landscaping Committee

The landscaping is looking good this year. The bare ground on the west side of building 315 has been seeded with grass.

There are a couple of broken sprinkler heads behind building 315 and some areas that need some weeding or trimming back, including around the pool area. We will ask Green Spaces to do some clearing of the creek bank by the gazebo to remove dead plant materials.

Some weed trees growing through the front fence will need to be removed before the painters get to the fence. There are some dead trees on the west side of our property, which we can address at some point.

#### Pool Committee:

The new heater for the pool has been installed, and Peak One have been providing good service. The reservation system is being used by folks who want to swim on their own.

We put out a notice to residents after some kids were seen jumping & diving in the pool. Please contact Helen if you observe this unsafe behavior so she can follow up.

#### Other Business

*Insurance:* Gary reported that the issue with the Directors & Officer's coverage has been resolved so there is no need to modify this coverage. His other recommendations are to increase medical from \$5K to \$10K, increase landscape replacement from \$5K to \$50K, and increase personal property from \$5K to \$15K. It is not clear if we need to increase ordinance coverage. Bob moved to approve these coverage changes. Gary seconded the motion, which passed unanimously.

*Fire Safety / Security:* After the 2019 wildfire assessment by Boulder Fire, we have followed some of the recommendations (eg. removing junipers, spruce tree in front of 315), and others are in progress (more junipers to remove, clearing dead material from creek bank, trim spruce behind 337). We will see if the carpenters can cover the openings in the garage ceiling around the door opening mechanism.

We are going to switch out the lock on the 337 garage walk-in door for a push bar, and will be adding two additional cameras to the driveway area.

Helen will put in a request to the City to mow the grass on the open ground to the west of Shadow Creek property. She will also respond to Artamis' email about security concerns.

*Flooring requirements:* Gary received a copy of the engineering report with flooring requirements for the building from Sam Maphis. We will use these guidelines to specify that tile floors must include an acoustical underlayment as part of the project review process. The flooring rules will state that owners must use the most effective sound mitigating technology that is available.

#### Next Meeting Date

The next board meeting will be on Tuesday August 30, 2022 at 2:30 pm.

The meeting was adjourned at 4:48 pm.