

**Shadow Creek Condo Association
Board of Directors Meeting
June 4, 2018**

MINUTES

Present were: Bobby Floyd, Sam Maphis, Roger Gridley, Gary Waggoner, Coila Maphis and Hal Bruff. Bob Wegner was present by phone. Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 3:04 pm. We have a quorum.

Approve Agenda

The association fidelity bond and discussion items from Coila and Hal were added to the agenda.

Approval of Minutes

Sam moved to approve the minutes of the April 9, 2018 meeting. Gary seconded the motion, which passed unanimously.

Approval of Financial Statements

There is \$13,529.60 in the checking account and \$152,102.83 in the reserve savings account.

Our income is slightly higher than the budget as two owners have paid their dues in advance. Most expenses are normal, but expenditure on building repairs and tree maintenance are above the budget. Reserve transfers are up to date.

Bobby moved to approve the May 2018 financial statements. Sam seconded the motion, which passed unanimously.

Business

Drywall Repair: Milestone Remodelling have bid \$1300.00 to do a drywall repair where the skylight leaked in 315. Sam moved to approve the bid. Gary seconded the motion, which passed unanimously.

Siding Repairs: The siding repairs are completed. The total cost was \$7,455, as was expected. No additional repairs are planned for this year. We will review the siding again in spring 2019. Bob will investigate getting metal caps fabricated for the edges on the two open porches.

Garage Cleaning: The garage cleaning will be scheduled for the week of June 18.

Window Cleaning: The windows will be cleaned in mid-August, date to be confirmed.

Landscaping: The landscaping committee met and approved the addition of some new plants in front of 337. Green Spaces will be coming to plant tomorrow and can show Sherry where the sprinkler zone is. Helen will send the irrigation schedule to Sherry.

The conifers by 337 are not doing well. Helen will ask Chris Reinholt to inspect them and give his opinion on how we should care for them. Bobby moved to approve the boxelder leader on the west side of 315 for \$500. Sam seconded the motion, which passed unanimously.

Comcast: Gary presented a proposal from Comcast to provide internet and TV service (not phone) to both buildings. The charge to each unit for basic service would be \$55 / month. We could decide whether to charge all units equally or just those that opt in. 70% of units already have service from Comcast. Any additional channels or services would be billed individually to owners. Gary will put together a survey to solicit feedback from owners on this proposal.

Gas Fireplaces: Sam explained that some units have gas fireplaces that are attached to the association gas meter. He is trying to come up with a fair method of billing back the cost of the gas to the owners. There is also one unit in 315 that is hooked to a neighbor's gas line, and they should come to their own arrangement. Some units do not ever use the gas fireplaces. Bobby suggested in this case that the line is capped. Sam will prepare a list of units with gas fireplaces and will bring more figures for discussion to the next meeting.

Buildings Walkthrough: Coila reported to the board on a walkthrough that she did with Kathy Wegner and Sherry Bruff to check for areas that could be improved. She would like the entryways to be updated. The board requested more details, including costing, for this. Other items included ventilation for the third floors and window repairs. Bob and Sam will look through the list they provided and make priorities for action.

Outlot east of entrance: Bob Wegner reported that there may be an issue with the West Arapahoe building's fence location, to the east of the Shadow Creek entrance. Helen will look for records relating to this property line.

Bike racks in garages: Bobby will email owners requesting that they move bikes they no longer or rarely use from the bike racks.

Fidelity Bond: Based on the projected level of reserves over the next year, Sam moved to renew the Fidelity Bond for \$250,000 coverage. Roger seconded the motion, which passed unanimously.

Bank Account Signers: Gary Waggoner will be added to the list of authorized signers. Helen will get the forms prepared by the bank.

Next Meeting Date:

The next meeting will be at 2:30 pm on August 6, 2018 in 315-203.

The meeting was adjourned at 3:07 pm.