

**Shadow Creek Condo Association  
Board of Directors Meeting  
May 9, 2023**

**MINUTES**

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

The meeting was held over Zoom and was called to order at 2:37 pm. A quorum is present.

Approval of Agenda

The new utility billing system, happy hour gathering and parking issues were added to the agenda. Sharon moved to approve the agenda with these additions. Greg seconded the motion, which passed unanimously.

Approval of Minutes

Sharon noted a typo on the second page of the minutes of the March 7 2023 board meeting. With this corrected, she moved to approve the minutes. Gary seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of April 2023 we have total assets of \$124,906.05.

A couple of expense items to note are that the doors & locks category is over budget due to the garage access door improvements, and snow removal has almost reached the total annual budget. The total expenditure for reserves projects so far this year is \$52,000, for carpets, interior painting and new lighting. The total budgeted reserves expenditure for 2023 is \$65,000, which includes 315 water heater and the unallocated line item.

There was an issue with the elevator related to the carpet installation. If there is a fee associated with this we will have to decide how to allocate the expense. There was also a maintenance item associated with the service call (bad relay) so it may be covered by the service agreement.

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

Maintenance Committee

*Garage lighting:* A sample light has been installed and looks good. We will get a quote for installation from Absolute Electric and approve this by email.

*Fireplace maintenance / inspections:* Bob forwarded a memo to the board with recommendations to owners regarding fireplace safety, smoke detectors and CO monitoring in individual units. The board approved sending this to all owners and residents.

Interior Upgrades

Kathy reported that the interior upgrades project has been completed within budget. The board approved by email the additional cost to include painting the ceilings a different color to the walls. This was balanced out by the lower cost of the carpet.

The board agreed that that the interiors look great and gave their thanks to those who were instrumental in getting this project done.

#### Landscaping Committee

The board approved treating the ash trees for Emerald Ash Borer by email.

The irrigation backflow device has been repaired. We will ask Green Spaces to set the irrigation to run in the daytime so we can observe it running.

Other landscaping items to be completed include trimming the Blue Spruce by the pool, adding mulch and repairing the light that was damaged during aeration.

#### Other Business / Homeowner Concerns

*359 Arapahoe fence repair:* The bid to repair the 359 Arapahoe fence from Green Mountain Home Solutions was approved by email and has been completed. They will come back to paint the new sections in a few weeks.

*Pool Opening:* The pool is scheduled to be ready for swimming by May 24. We will send reminders to owners of the pool rules and the process for reserving a time to swim during the restricted times. At all other times the pool is open to anyone. Residents can also reserve the gazebo.

*Keys / Codes for emergency access:* This item is still on-going.

*Newsletter:* Instead of sending a newsletter we will just distribute information about the pool and the memo about fireplaces etc.

*Energy Billing:* A new procedure for calculating energy bills was approved by email and will go into effect in June 2023.

*Happy Hour:* Sharon & Rich, Bob & Judy, and Valerie will organize a get together for Sunday June 11 from 5-7 pm

*Parking in Driveway:* We will install private parking signs in our driveway parking spaces to deter park visitors from using them. These can be removed at the end of summer and stored for next year.

*Property tax assessments:* The deadline to challenge property tax assessments is June 6, 2023. Greg will put a reminder on the lobby notice boards.

#### Next Meeting Date:

The next board meeting will be at 2:30 pm on Tuesday July 11, 2023

The meeting was adjourned at 3:19 pm.