

**Shadow Creek Condo Association
Board of Directors Meeting
October 15, 2019**

MINUTES

Board Members Present: John Martin, Sherry Bruff, Joe Zamudio, Greg Pavlich and Gary Waggoner

Owners present: Sam Maphis, Gerard and Carolyn Carroll, Hal Bruff, and Mary Nakashian

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 2:04 pm. We have a quorum.

Approval of Agenda

Sherry moved to approve the agenda. Joe seconded the motion, which passed unanimously.

Approval of Minutes

Gary moved to approve the minutes of the August 20, 2019 board meeting. Sherry seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of September 2019, we have \$1,908.60 in the checking account and \$171,075.27 in reserve savings.

Income is in line with the budget. All owners pay their dues on time.

All expenses are normal, except for repairs and maintenance. We have had overspending on elevator repairs, grounds maintenance, lights, and snow removal.

Helen will provide a memo to the board about expenditures on siding repairs.

Gary moved to approve the September 2019 financial statements. Sherry seconded the motion, which passed unanimously.

Maintenance Committee

Elevator: We sourced two bids from reputable companies, including our existing contractor, and reviewed the contracts with an outside expert. The committee recommends continuing with Thyssen Krupp Elevator. Greg moved to approve their contract for \$72,493.13 to modernize the 315 elevator. Joe seconded the motion, which passed unanimously.

Joe will work on setting the best time for the replacement to take place, probably early 2020.

Other maintenance items include the on-going siding repairs, the 315 garage door opening system has been replaced, and we have made some repairs to the irrigation.

Pool: The pool has been closed down for the season, and everything went smoothly.

Landscaping:

John has decided to step down from landscape committee. Current members of the committee are Sharon, Sherry, Joe, Judy & Bob, Jerry and Carolyn.

Carolyn has been communicating with 315 owners regarding updates to the landscaping around their building. People are interested in the process, but we will need to hire a contractor to implement the final plans.

An initial step that can be taken straight away is to tidy up the weed barrier and add mulch between the walkway and the street fence. Helen will arrange to meet with Green Spaces to get a proposal for this.

Another concern is the dead tree on the west side of the property. Carolyn will survey the residents to draw up a list of concerns regarding tree trimming around the property and we will review these with Chris from Reinholt Tree.

HOA Board Roles & Responsibilities: Mary Nakashian facilitated a discussion around board roles and responsibilities, community engagement, communication styles and productive ways to manage differing points of view.

Helen will add the board and committee member lists to the Shadow Creek webpage.

Sherry volunteered to re-start the community newsletter 'Shadow Creek Conversations'.

Next Meeting Date:

The next meeting will be at 2 pm on Tuesday December 17, 2019 in the Flatirons Room at the Boulder Public Library.

The meeting was adjourned at 3:50 pm.