

**Shadow Creek Condo Association
Board of Directors Meeting
October 18 2017**

MINUTES

Present were: Bobby Floyd, Sam Maphis, Bob Wegner and John Martin. Helen Cartwright represented Bartlett Property Management.

The meeting was called to order at 1:47 pm. We have a quorum.

Approve Agenda

John moved to add the garage door repair and visiting dogs to the agenda. Bob seconded the motion which passed unanimously.

Approval of Minutes

Bob moved to approve the minutes of the August 8, 2017 meeting. Sam seconded the motion, which passed unanimously.

Approval of Financial Statements

Bob reported that our finances are in order through September 2017. We have \$5795.95 in checking and \$139,550.78 in reserves. All expenses are normal and overall we are within budget.

Sam moved to approve the September 2017 financial statements. John seconded the motion, which passed unanimously.

New Business

2018 Budget: Bob and Helen presented a draft budget for 2018 and a revised long range plan. Total operating expenses will increase by \$450.

Upcoming items on the reserve study are the water heater in 315 (2018 or when it fails), painting the buildings (potentially in 2019) and replacing the elevator in 315 (2018-2019). Some siding repairs on both buildings are scheduled for 2018, in addition to the repairs that will be completed on 337 this year.

John moved to increase the dues by \$10 / month in 2018. The extra income will go to the siding repairs reserve account. Sam seconded the motion, which passed unanimously.

John moved to implement a move-in fee of \$250, effective January 2018. Bobby seconded the motion, which passed unanimously. This will be added to the Rules of the Road.

Siding Repairs: Members of the Board have met with Lonnie of LP's Custom Building to go over the scope of work. He will provide a bid which the board will consider over email.

Elevator Replacement 315: Sam reported that Thyssen Krupp will keep the price we paid for the 337 elevator modernization through 2018 if we commit to the replacement by the end of 2017. Otherwise the cost will increase by 10% annually.

At this time a 6 month lead time is required for replacement, but they can keep the elevator functioning in the meantime.

The elevator is working fine at this time, so the Board will consider this further.

Landscaping: An oak tree has been planted by the Russian olives behind 337. The Russian olives will be removed to allow them light and space to grow up.

Helen will contact the City regarding the trees on the west property boundary, to see whose responsibility they are. Bob asked that they also look at the dead tree on the creek bank adjacent to the pool.

Gary Waggoner has requested that the mountain ash in the front of 337 is not replaced with another tree, to preserve their view. The tree will need to be removed as it was damaged by high winds.

The creek bank will need to be cleared of underbrush in the spring. The landscape committee will follow the protocol developed by Corie to solicit feedback from all owners.

Board Member Replacement: Corie is selling her condo and will no longer be on the board. The remaining members can appoint a new member to fill the remainder of Corie's term. John will approach Artamis who had previously expressed an interest in joining the board. If she is in agreement, John moved to appoint Artamis Parsi to the board. Bob seconded the motion, which passed unanimously.

Homeowner Concerns:

Sherry Bruff asked about setting up an automatic draft from the association account for HOA dues. The minimum fee for this service would be around \$40 / month to the association. We will bring this up at the Annual Meeting to see what interest there is from owners.

Sherry also suggested installing a key pad for the interior door between the garage and the building. Bob will investigate the cost and installation.

There is an unauthorized dog visiting the tenants in 337/301 that has been witnessed off leash. We will contact the owner about this.

Gary Waggoner asked about the possibility of installing an electric vehicle charging station on the property. The board will allow this and Bob will take the lead in investigating this.

Next Meeting Date:

The next board meeting will be in January 2018 and the Annual Meeting will be in March 2018.

The meeting was adjourned at 3:39 pm.