

**Shadow Creek Condo Association
Board of Directors Meeting
October 2, 2018**

MINUTES

Board Members Present: Sam Maphis, Bob Wegner, Roger Gridley, Gary Waggoner and Joe Zamudio.

Owners Present: Kathy Wegner, Hill Jason, Gerard Carroll, John Martin and Sherry Bruff.

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 11:04 am. We have a quorum.

Approve Agenda

Snow Removal and Insurance Review were added to the agenda.

Board Members

Bobby Floyd has moved from Shadow Creek and has resigned from the board. Sam will write to Bobby on behalf of the board to express our appreciation for all his work over the last few years.

Roger moved to appoint Joe as a full voting board member and to appoint John Martin as an alternate. Gary seconded the motion, which passed unanimously. Sam will take over the role of board President, as he is the current Vice President. Gary moved to appoint Sam as the President. Roger seconded the motion which passed unanimously.

Sam moved to appoint Joe as the new Vice President. Gary seconded the motion, which passed unanimously.

Joe will also join the Architectural / Project Review committee, along with Sam, Kathy and Gerard.

Helen will email the owners to keep them up to date with changes to the board.

Approval of Minutes

The minutes of the August 8, 2018 meeting were missing one of the figures quoted by window contractors. With this correction, Bob moved to approve the minutes. Roger seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of September 2018 we have \$7,143.57 in the checking account and \$167,273.58 in the reserve savings account.

Our income is \$4,300 higher than the budget as two owners have paid their dues in advance. Overall, expenses are about \$8,000 over budget year to date, due to extra expenses for building repairs, grounds maintenance and tree care.

Bob will make recommendations of how to manage this shortfall at the next board meeting when we present the 2019 budget and reserve plan.

We have been making our reserve transfers and are currently projected to end the year with \$178,000 in reserves.

Sam moved to approve the September 2018 financial statements. Gary seconded the motion, which passed unanimously.

Building Updates

Kathy will review the list that she, Coila and Sherry presented of suggested building updates for outstanding items.

Kathy presented a proposal for a table and bench for the 337 entryway. Roger moved to approve the expenditure of \$229 for a bench for the mailbox area and \$799 for a table for the interior lobby. Gary seconded the motion, which passed unanimously. Helen will send this proposal to all owners in 337 for their comments. The board would also approve a similar expenditure for building 315, although there is already furniture in these locations.

There will be a second proposal to follow for the 337 lobby for decorative accents, as well as some art work to be donated by John & Gina Martin. This will be brought to the board at a future date and will also be presented to the owners in the building.

Painting Handrails and other touch up: There are a couple of items outstanding, including the A/C conduit from 337-301&302.

Gas Fireplaces: With further research Sam has concluded that there is no fair way to charge owners for using their gas fireplaces. The board agreed to not pursue this further.

Window Repairs: Roger moved to look at repairing the windows in spring 2019. Funds for this project will be included in the 2019 budget. We will remind owners that their condo windows are their responsibility to maintain and repair.

Other Business:

Comcast: All owners responded to the survey about group comcast pricing. 6 owners were not in favor so this will not be pursued at this time. This can be discussed further at the Annual Meeting to see if any owners have or might change their minds.

W Arapahoe Lane property line: The letter drafted by Gary to the owners of 359 Arapahoe was sent by certified mail and receipt has been confirmed.

Quiet area by 315: The Carrolls have bought 2 chairs for a quiet area in the NW corner of Shadow Creek property. They have requested funds to purchase a bench as well. Bob suggested moving the bench by the pool. Roger moved to approve an expense of up to \$200 for a new bench if the one by the pool is unsuitable. Gary seconded the motion, which passed unanimously.

Newsletter: The board would like to continue with a quarterly newsletter. Suggestions for inclusion can be sent to Helen or directly to Mary or Kathy.

Snow Removal Contract: The contract with Trident Snow Removal for the 2018-2019 snow season was approved by email.

Insurance Review: Gary suggested a periodic review of the association insurance coverage. Owners should also check that their own coverage is adequate.

Tree Trimming: We will get a bid from Reinholt Tree for trimming to protect the buildings and for tree health.

Homeowner Concerns:

Artamis noticed that at times there has been insufficient hot water. She should monitor and record when this happens. If necessary, we can get advice from Mark at Centennial Plumbing.

Artamis requested that if contractors have to access her deck, for example the window cleaners, that her deck furniture etc is returned to the proper place, and any debris is removed. Her request to install a sail cloth shade will be considered by the architecture / project review committee.

Artamis also has serious concerns about building safety as the front door is frequently left propped open. She requested construction of a new wall and doorway from the main lobby to improve security. The board did not think that this was a feasible solution, but will explore other options to improve security. John and Kathy will meet with Artamis to discuss her concerns in person.

Hill said that Jane put a notice about an event on their building noticeboard and it was removed. This was not done by a board member and there is no reason it should have been removed.

Sam is maintaining the parking assignments and the list of requests for new parking spaces by residents. Owners are entitled one parking space, and may rent another, or a third if available. The space(s) may not be the same for new owners as the previous owner.

Sam is going to meet with the Fire Marshall to ensure the garages meet fire code.

Hill asked if the board has a policy on installing a charging station for electric vehicles. It has been discussed and the board is open to exploring this further.

Next Meeting Date:

The next meeting will be at 2:00pm on December 11, 2018. Location TBD.

The meeting was adjourned at 12:47 pm.