

**Shadow Creek Condo Association  
Board of Directors Meeting  
October 28, 2021**

**MINUTES**

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Board Members Present: Bob Wegner, Hill Jason, Gary Waggoner, Sharon McClew, Joe Zamudio and Greg Pavlich

Owners present: Bob Dornan and Kathy Wegner

Helen Cartwright represented Creekside Community Association Management.

The meeting was held over Zoom and was called to order at 2:36 pm. A quorum is present.

Approval of Agenda

Parking space allocation for new residents and hard surface flooring were added to the agenda. With these additions, Hill moved to approve the agenda. Gary seconded the motion, which passed unanimously.

Approval of Minutes

Sharon moved to approve the minutes of the August 17, 2021 board meeting. Gary seconded the motion, which passed unanimously.

Approval of Financial Statements

At the end of September 2021, we have \$2,756.61 in the operating account and \$128,479.76 in the reserve account.

Expenses are mostly normal and are within budget overall. Greg moved to approve the September 2021 financial reports. Sharon seconded the motion, which passed unanimously.

Maintenance Committee

*Exterior Paint Color:* The painting committee will have options to present next year.

*Painting Proposal:* Gary moved to approve the Secor Painting proposals to paint both buildings and the gazebo for a total of \$81,675.66. Sharon seconded the motion, which passed unanimously. This proposal assumes the same colors. A color change will involve modest additional costs.

*Siding Repairs:* The original estimate was for \$3,850 in siding repairs, but additional scope will bring the total to \$6,500. The substructure was rotting and damp at three of the porches, so this was also replaced. The maintenance committee will arrange for the contractor to inspect all porches that are open to the exterior to systematically assess and damage for future repairs.

*Window repairs:* The Slade Glass repairs to entryway windows is scheduled for November 8.

*337 Landscaping lights:* Absolute Electric completed the wiring repair, and the lights are working.

*315 Leak in mechanical room:* Centennial Plumbing & Heating repaired a pinhole leak in the hot water recirculating line. An additional water sensor will be added to the mechanical room. The leak was reported by the Freedom Fire technician who was on-site testing the fire sprinkler system. We will add a discussion on fire safety to the next meeting agenda.

#### Landscaping Committee

*315 Landscaping project:* The pear tree that died has been replaced. The replacement was done by the Tree Farm and paid for by Deane, and other 315 owners contributed. There was water in the hole they dug to plant the tree, although the irrigation system is currently turned off. The tree appears to be doing well. Joe has found the barberries that were missing from the planting. The project has cost \$5,400, out of a \$6,000 budget. Still to do are a manzanita, planting spring bulbs and adding phlox at the end of the entry path.

Valerie planted some wildflower seeds in the planter to the west of the entryway. We do not currently have any other plans for that planter.

#### Other Business

*2022 Budget:* The board discussed having an increase in dues instead of requiring a special assessment to cover the painting. The approved cost of the painting project ended up being lower than anticipated and we have been able to defer a couple of planned projects (eg replacing water heater in 315), so there is less pressure on the reserve account balance.

Gary moved to approve a budget for 2022 with a \$40 / month dues increase. Sharon seconded the motion, which passed unanimously.

*Tree Trimming:* Sharon moved to approve the proposal of \$2,200 from Reinholt Tree to trim trees away from the buildings. Joe seconded the motion, which passed unanimously.

*Snow Removal:* The contract with Trident for snow removal services this winter was approved by email.

*Reviewing Limited Common Element rules:* With siding repairs at open porches, some repairs could get billed to owners if they have made modifications to the porches.

*Electric Vehicles:* Two options were proposed: 1. Owners can install their own outlet, at their expense (with architectural approval), or 2. The HOA could initially install a 110 or 220 V outlet on the exterior of one of the buildings, at an estimated cost of (\$1 – 2,000). Owners would be charged for the electricity they use plus a small admin surcharge. At this time there are plenty of off-site options for owners to charge their EV. Hill suggested that the board also considers installing solar panels to power both the buildings and any EV chargers. Gary mentioned that owners will be responsible for insuring any charger they install themselves.

Bob will draft a policy to add to the Shadow Creek rules so owners are aware of the HOA position.

*Climate Change Action:* Sharon encouraged the association to keep climate impacts in mind when making all decisions. Specific areas to be considered are gas powered

leaf blowers used by the grounds crew and installing LED lighting in the garages. Updating the hallway lighting will be considered as part of the general hallway upgrade project. We will also encourage owners to be aware of their individual energy usage. This can be monitored with the energy allocation spreadsheet, which will be reviewed at the next board meeting.

*Workers comp / volunteer insurance:* This coverage will be researched further.

*Parking Spaces:* Hill requested that the board changes the rules to allow parking spaces to be passed directly to a new owner. The board decided that this would not be fair to other owners and would also require a modification to the HOA covenants. Any improvements that an owner adds to their parking space are done with the understanding that the space is not permanently assigned to the condo.

*Hardwood Flooring:* The owners of 315-303 would like the board to reconsider the prohibition on hard surface flooring in upper units. This would require a change in the HOA covenants. We will provide the owners with the engineering report on the building construction that led to the decision to not allow hard floors in the main living areas.

#### Next Meeting Date

The next board meeting will be on Tuesday December 7, 2021 at 2:30 pm.

#### Annual Meeting Date:

The annual meeting will be on Monday January 25, 2022 at 2:00 pm.  
Sharon and Gary will be up for re-election at this meeting.

The meeting was adjourned at 4:47 pm.