

**Shadow Creek Condo Association
Board of Directors Meeting
September 19, 2023**

MINUTES

Board Members Present: Bob Wegner, Gary Waggoner, Greg Pavlich and Gary Waggoner

Owners Present: John Martin and Murray Jason
Helen Cartwright represented Creekside Community Association Management.

The meeting was held over Zoom and was called to order at 2:31 pm. A quorum is present.

Approval of Agenda

Security concerns brought up by Artamis Parsi were added to the agenda. Bob moved to approve the agenda with this addition. Greg seconded the motion, which passed unanimously.

Approval of Minutes

Joe moved to approve the minutes of the July 11, 2023 meeting. Greg seconded the motion, which passed unanimously.

Approval of Financial Statements

Total assets are \$101,737.87 as of the end of August 2023.

We are over budget on doors & locks and snow removal, but we should end the year with total expenses in line with the budget. A total of \$60,000 has been spent on reserve projects this year.

Greg moved to approve the August 2023 financial statements. Bob seconded the motion, which passed unanimously.

Maintenance Committee

359 Arapahoe Fence: The fence has been stained and this project is completed.

Hallway outlets & covers: This task is still outstanding, as well as replacing some lights in the 337 Arapahoe garage.

Window Cleaning: North Star Window Cleaning are scheduled to clean the windows on October 25 & 26. They will need to access the lower rear decks and may need to move furniture.

Fall clear out: We are waitlisted for a dumpster from Western Disposal on October 9 for the use of residents. Some owners may need help moving heavy items.

Murray suggested using the service 1-800-GOT-JUNK, as they help with moving items and will donate items that can be re-used instead of taking to the landfill.

Skylight covers: Gary will take care of removing the tarps from the skylights.

Skylight Leak in building 315: This will be monitored and, if necessary, the roofer will be called.

Landscaping Committee

Overall, the grounds are looking good. Concerns have been raised about the condition of the embankment area on the west side of the property and the area to the rear of building 315.

There is a sizable tree that has fallen from Shadow Creek property across the creek. We will confirm the quote from Reinholt Tree of \$600 to cut up the tree and leave it on the bank.

Green Spaces will replace the juniper that has died in front of building 337.

Other Business / Homeowner Concerns

Snow Removal: We got a comparison bid from Boulder Snow Removal this year as there were some issues with Trident last winter. Greg moved to approve the Boulder Snow Removal bid. Gary seconded the motion which passed unanimously.

Pool Service: The pool closing is scheduled for September 25. The new heater kept the temperatures consistent this season. There are some rust spots on the bottom of the pool. Peak One suspect it is caused by a piece of rebar. Once the pool is closed they can give an estimate to replace the concrete. Joe is concerned there may be a crack that is causing a leak.

We will look into replacing the seat cushions and umbrella in the spring as they are getting old. Greg mentioned that some of the fence poles are loose.

Keys / Codes for emergency access: We will update the owners list with door codes.

Security / Embankment concerns: Artamis Paris, 315-102, has written to the board with several concerns regarding trespassers going through the property, embankment clean up and clearing behind building 315, and a lack of equity in the attention to the landscaping between the two buildings.

Regarding trespassers and property security, the only way to prevent people coming onto the property is by fully fencing along the boundary, which is cost-prohibitive even if it is desirable.

The embankment by the gazebo will be cleared for creek visibility in the spring. In the meantime we will have Green Spaces clear out dead materials along the western part of the property. We do want to maintain a natural look for the creek bank. Joe periodically does a walkthrough of the area and removes trash items.

The board will seek further clarity on any requests for specific landscaping activities around building 315 in the spring when next years landscaping is being planned.

Next Meeting Date:

The next board meeting will be at 2:00 pm on Tuesday November 14, 2023

The meeting was adjourned at 3:48 pm.