

Shadow Creek Condo Assoc.
Annual Meeting Minutes
8th March 2011

Present were: Denny Dostal, Fred Segal and Gwen Bonnig, Cathy Sanford, Wilson and Bonnie Crumpacker, Barbara Westfall, Roger Gridley, Al and Mary Spalding, John Martin, Gina Martin-Smith, Sam and Coila Maphis, Deane Johnson, Mary Nakashian and Cleveland McCarthy. We have two proxies. Angela Bartlett represented Bartlett Property Management.

The meeting was called to order at 6:30 pm. We have a quorum.

Approval of Minutes

George moved to change the 2009 minutes to show the annual dues increase as 3%. Sam moved that the minutes of the 2010 Annual Meeting be approved with this change. Roger seconded the motion which passed unanimously.

President's Report

George welcomed new owners Fred Segal and Gwen Bonnig. Mary Nakashian has been doing a wonderful job with the newsletter. Carolyn and Coila have organized potlucks which have been wonderful and have built community. Carolyn thanked everyone for helping make them a success. The Gazebo has been installed for a cost of \$3,900.00, including the furniture. We repaired the concrete driveway. This cost about \$10,000.00, and is now much better than it was before. The concrete is 8" thick, with steel reinforcement, and should stand up well to garbage trucks. We did a lot of work on the landscaping, which should be noticeable this spring. The garage door at 315 was replaced for a cost of \$3,500.00. The door was about 8 years old.

We are rebuilding our reserves, which are currently at about \$85,000.00. We would have saved more, but there is one owner delinquent in their dues. Angela and George have spoken to the owner and we have received some payment this year. There is a lien on the property and we are keeping a close eye on the situation.

We met with our insurance agent, who assured us that we have the coverage we need. We have full replacement cost. If you have made improvements to your unit, please document, with pictures, how your unit looks now and save the pictures to a memory stick.

Flood insurance was brought up. Our buildings are on the high side of the creek, so we are in the 500 year flood plain. Flood insurance will cost \$11,000.00 per year, and our agent advised us against this coverage.

George thanked Radhu for taking care of the lights last year. Fred is now taking care of the inside lights and Roger is taking care of the outside lights. We changed the ballasts and bulbs in both garages. The light is better and they are energy efficient.

Gwen asked about the hallway fire alarms (smoke detectors). Sam has a supply of 9v batteries. It is a lot cheaper to replace the batteries ourselves than to pay a handyman to do it.

The new patio has been well-received. The idea was brought up for a small patio area on the 315 side for a contemplative space, with a lounge chair or a swing. Wilson thinks it would disturb the quiet of the creek-side. Deane thinks it might attract undesirable people. Barbara would like to see the proposed location. Wilson said the police had moved on some people who were camping down at the creek. Angela spoke to the parks department about this over the winter. Gwen said someone had moved a bench from Shadow Creek property down to the creek. Sam said that we would discuss installing more flood lights or motion detectors at the next Board Meeting.

Treasurer's Report / Budget

Our actual income last year was down \$5,000.00. Our other expenses are in line for 2010. We have done a good job of keeping expenses within budget. Our landscaping costs were right on. We had a big tree limb come down and almost hit the house next door. The pool costs were down \$2,000.00, but the last bill arrived in January 2011.

We transferred \$34,000.00 into reserves, but we spent \$10,000.00 on the concrete and \$4,500.00 on the garage door. We have \$85,000.00 in reserves, which is up \$15,000.00 from last year. We need our reserves to pay for replacing the 315 roof. We had it worked on substantially last year and Angela will get the roofers out to make any repairs before the spring snow. It will cost around \$45,000.00 for a new roof.

Painting both buildings will cost \$30,000.00. We need to keep monitoring the siding. If anyone sees a rotten board, please let us know. We have bought \$3,500.00 of siding as they don't make it any more and we had to have it milled. Gwen said there is no longer any paint on some of the wood. George said we would look at it again this spring. John said it would be better to paint earlier rather than later, and suggested changing the color. We will start a committee to discuss this. Carolyn, Coila and John volunteered.

Cathy thanked the Association for repairing her deck.

The budget for 2011 increases the dues \$10.00 per month. This is in line with the 3% increase discussed at last year's Annual Meeting. The expenses are in line with last years expenses. If we don't have any extra costs then we should increase our reserves by \$32,000.00. John moved to approve the 2011 budget. Sam seconded the motion, which passed unanimously.

Landscape Report

John reported that we have done a lot of planning over the past couple of years. We planted trees and shrubs. We lost the mock orange, but the Oregon grapes and the tree have done well. We are not sure which plantings have survived because of the dry winter and some problems with the irrigation.

We do not want the irrigation to be interrupted, so if anyone needs to turn the water off, please let us know so we can make sure the sprinklers come back on. We will see what has survived the winter before we proceed with more planting. We do need to plant more trees and remove those that are not appropriate, such as the Russian Olives.

John asked for someone to help with the digging for new plants. Gwen said there is a tool that fits on an electric drill that can dig holes. George thanked John and Lynn for all their hard work. Cathy's geraniums are lovely.

Projects for 2011:

We will consider painting the buildings this year.

Election of Directors

Roger nominated Fred Segal to be elected to the Board. Gina seconded the nomination, which passed unanimously

Gina moved to re-elect George Mary, Sam and Roger to the Board. Carolyn seconded the motion, which passed unanimously.

Homeowners Concerns

Wilson Crumpacker said that in 1920 the designer of Central Park said we have two natural elements we should take care of: the Flatirons and Boulder Creek. Wilson feels that we have violated one of these last year, by clearing the vegetation on the creek bank. He thinks it will grow back over time.

Wilson moved that no natural vegetation be removed from the creek bank without a 2/3 vote of all residents at Shadow Creek. Gwen seconded the motion. Mary said that renters should not be included in such a vote.

George looked up the wetlands ordinance. We can remove dead vegetation and we can uplift the trees. He said that the landscape company probably got a bit over-zealous. Wilson said that even removing dead trees affects the environment. John said that we need to make sure we comply with the wetlands ordinance.

George said the ordinances state that we can have four-foot paths. Barbara said she wasn't sure about that. George said we only removed some dead trees and shrubs, and that the Board understands the need to comply with the wetlands ordinance. The vote was 7 for and 7 against. The motion did not pass.

John moved that the Board will not alter any wetlands environment without receiving approval from the majority of homeowners. Cathy seconded the motion which passed unanimously.

Gina said that she does not have a key to the front door of 337. The power was out and the lock would not work. We will have keys made and given to everyone. Cathy Sanford said that several weeks ago George sent out an email about a stranger in the 315 garage and asked everyone to make sure they close the garage door.

There was not a good turn-out for the spring clean-up last year, as it was cold and rainy. Cathy realizes it is a big job and asked if owners wanted to contract this out to our landscape company. Sam and Barbara and John volunteered to help this year. The spring clean-up will be on the last weekend in April.

Gwen said the heat on the third floor of 315 is oppressive. We will look into the ventilation again.

Wilson asked if anyone can help in the yard. Sam said that the landscape committee is in charge and any yard work should be supervised. No trees may be trimmed.

Gina reminded residents that plastic bags should not go in the recycling, they must be put in the trash. Plastic lids and caps are not recyclable and neither is shredded paper. Shredded paper, grocery bags and styrofoam can be taken to the recycling center.

Sam said that if people have things being picked up by charities, like clothes, they can be left in the lobby. He asked that people check their items have been taken and not leave things in the lobby.

Mary said she has no complaints, and that she has a friend who is looking for a rental.

The meeting was adjourned at 8:25 pm