

**Shadow Creek Condo Association
Board Meeting Minutes
April 25, 2016**

Present were: Sam Maphis, Jerry Carroll, John Martin, Bob Floyd, Bob Wegner and Corie Wallace. Mary Nakashian was present by Skype. Helen Cartwright represented Bartlett Property Management.

The meeting was called to order at 2:06 pm. We have a quorum.

Approval of Minutes:

Bob Wegner moved to approve the minutes of the March 7, 2016 meeting. Mary seconded the motion, which passed unanimously.

Financial Statements:

We have been transferring funds to the reserve account according to the budget. There were a couple of expenses outside of the budget. There was a payment of \$2440 to Door Specialties to repair the 315 garage door and we also paid \$1530 to Osgood & Osgood for legal work. Other than these, all expenses are normal and are in line with the budget.

Bobby moved to approve the March 2016 financial statements. John seconded the motion, which passed unanimously.

Election of Officers:

Mary moved to appoint Bobby as President. John seconded the motion, which passed unanimously.

Bobby moved to appoint Bob as Treasurer. Jerry seconded the motion, which passed unanimously.

John moved to appoint Sam as Vice-President. Bobby seconded the motion, which passed unanimously.

Bank Account Signers:

Bob and Bobby will remain as signers, Carolyn and Jerry Jacobson will be removed, and we will add Sam, Corie and Jerry Carroll.

Parking:

Sam explained that there are several spaces that are designated as handicapped parking. We will put up signage once someone needs to use one of these spaces. The new parking policy will be added to the Rules of the Road.

When new owners move in they are entitled to one space in the garage, but not to a specific space. Sherry Bruff can lease the open space on a 30 day basis. Sam will check if any other owners want a second space. Helen will email the owners with the current map and the revised parking policy once it has been approved by the board.

Residents should not park in the outside lot when they have an allocated space in the garage. Owners should inform their tenants.

Amendments to Declaration and Bylaws:

The Third Amendment to the Covenants has been filed with Boulder County Clerk and Recorder. The amendment to the Bylaws has been signed by the Secretary. Helen will post these amendments to the Shadow Creek web page and Bobby will circulate them to owners.

Treating Trees:

Bobby moved to approve the Taddiken Tree bid to treat the trees. Jerry seconded the motion, which passed unanimously. Helen will ask why they do not recommend treating for Zimmerman moth, which we were treating for previously.

Snow Damage to Trees:

We had the dangerous tree damage taken care of right away, but there is still a broken limb on the boxelder to the west or 315. Reinholt Tree have bid \$1400.00 to remove the broken limb two limbs that go over the fence, and \$2500.00 to remove the entire tree. Sam moved to remove the tree. Jerry seconded the motion, which passed unanimously.

Mary suggested that we let homeowners know that this will be happening. We will also look into a replacement tree.

We will keep an eye on the squirrel damaged trees and the tree that tilts at the back of Mary's unit.

Brickwork repairs:

Rademacher Masonry have completed these repairs.

Committee members:

The committee lists were finalized. The updated list will be added to the Rules of the Road.

2016 Pool Service:

Quality Pools have bid \$130.00 / week for service 3 times a week. This is the same rate as last year. Helen will get a second bid from Peak One Pool and Spa.

The pool construction work is progressing well.

Garage Cleaning:

We will set this up with Green Spaces for May 21. We will also get a dumpster so that residents can dispose of larger items.

Landscaping:

Bobby Floyd has ordered \$500 worth of annual plants, which will be delivered next week. He will plant them around the two buildings.

Bobby will research a Colorado evergreen tree to replace the apple tree that was removed.

Concrete:

Superior Aggregates have assessed the condition of the concrete driveway. There are several sections that need attention and we could stagger the work over two to three years. This will be discussed at the next Board Meeting.

Compost:

Corie has prepared some information about composting to distribute to homeowners, along with some compostable bags.

Newsletter:

Mary will write a newsletter to include board positions and committee members, pool opening date, parking rules, garage clean up date and composting.

Next Meeting Date:

The next meeting date will be arranged by email.

The meeting was adjourned at 3:42 pm.