

**Shadow Creek Condo Association
Board Meeting Minutes
August 30, 2016**

Present were: Mary Nakashian, Bobby Floyd, Sam Maphis, Corie Wallace, Roger Gridley, Bob Wegner, John Martin and Sherry Bruff. Helen Cartwright represented Bartlett Property Management.

The meeting was called to order at 1:35 pm. We have a quorum.

Approve Agenda: Bob moved to approve the agenda. John seconded the motion which passed unanimously.

Approval of Minutes:

Bob proposed some changes to the June 27 2016 minutes and moved to approve the minutes with these changes. John seconded the motion, which passed unanimously.

Issues Related to Creek Cleaning and Procedures:

Some issues came up because some owners felt the way this project was carried out did not follow proper protocol, in particular relating to the way it was communicated with the landscape committee and with residents.

Following the procedure for changes in the common area, an informal poll was carried out. This gave a majority of people in favor of the project. However the decision did not go back through the entire landscape committee and it was not communicated to owners when the work went ahead.

Corie suggested that in future we email owners about these sort of decisions, with a reply by date. Then we can let people know what the final decision is.

The Board also discussed when the protocol for work in common areas should go into effect. Issues of safety that need to be dealt with immediately should be a board responsibility. Issues that relate to aesthetics and that do not require urgent action should always be referred to the owners. Any changes to the creek bank will be referred to owners as it is a sensitive area.

We will make sure to communicate with all owners about the trees that we are planning to remove.

Sam will get a written response from the City on exactly what are allowed actions by Shadow Creek in the creek bank area.

Green Spaces were instructed to leave branches in place to protect the area. We will take a look in spring once things start to grow back in and see what can be done to improve the appearance.

John Martin will work on revising a previous landscaping planning document, with principles, processes and priorities for developing the landscaping at Shadow Creek. We will work to have more regular landscaping committee meetings and will include non-board members in this process. Bobby also requested that landscape committee members be willing to participate in landscaping activities, where ability and time permit.

Bobby and Mary will draft a response to the community to let them know what actions the board is taking towards making sure that community members feel heard.

Roger and Bob will meet with the owners who were unhappy with the process to clear the air so we can move forward as community members.

Sam pointed out that although this occasion caused some people to be upset, the board does a lot of good work for the community and takes good care of the property.

Next Meeting Date:

The next meeting date will be arranged by email.

The meeting was adjourned at 2:44 pm.