

**Shadow Creek Condo Association
Minutes of Board Meeting
February 3, 2012**

Present: George Thompson, Roger Gridley, Lynn Logman, Fred Segal, Mary Nakashian

Absent: Sam Maphis, Angela Bartlett

The meeting was called to order at 2:05 p.m. We have a quorum.

Approval of agenda:

The agenda was approved

Approval of minutes:

Minutes were not available for review, so this item was deferred. George will follow up with Angela.

Approval of financial statements/delinquencies.

The financial statements were approved as presented.

Homeowners' Concerns:

There was discussion about a car parked in the guest lot for extended periods of time. George will ask Angela to get in touch with Cleve, as the car appears to be his son's.

Old Business:

Paint and Repairs Review. There was agreement that the paint work was high-quality and very professionally handled. There were, however, a significant number of repairs/fixes which had to be paid for separately from the painting itself. But, no repairs were made without Sam's prior approval. Sam is due a huge thank you for the time he has put into overseeing the paint project. Sam, Roger, and George walked through the work and found a few areas to be pursued with the painters. Sam will follow up.

Lien Issues update/additional penalties for non-payment of dues. We did receive the January payment of \$1,000 from Betsy.

The notice of additional penalties for non-payment of dues has not gone out as expected. George will follow up with Angela.

Insurance claim for damage to railing.

The claim for repairing the railing after a renter's car crashed into it has been submitted to the insurance for reimbursement. George will follow up with Angela (note: Angela subsequently reported that we received \$859 from the insurance company).

Other. Angela received a call from West Arapahoe Lane regarding a damaged fence at #359 Arapahoe, which the owner alleges is a Shadow Creek Condo responsibility. No one on the board was aware of this responsibility.

New Business:

Review of budget for the coming year:

The board conducted a detailed review of the proposed budget and concluded that the proposed budget did not include anything that could be significantly cut, but that it covers expected costs. We noted that the hourly rate for the plumber are high, but he knows the building so well that it would be hard to change plumbers.

Proposed dues increase:

The board discussed several options for increasing dues and concluded that we should present a monthly increase of \$30 to the members at the annual meeting. This allows us to continue to build reserves for anticipated expenses such as the roof on 315, elevators, boilers, etc. We believe this will also prevent us having to impose an assessment should we face large-cost repairs. We agreed to present our thinking in detail to the members.

Roger moved and Fred seconded the motion, which passed unanimously.

Planning for annual meeting:

The board agreed to include making Shadow Creek a smoke-free complex as an item for discussion at the annual meeting. One current owner is a smoker, and would be 'grandfathered in' if the members approve the smoke-free policy.

The board offered the following slate of board members and officers for the coming year, to be presented at the annual meeting:

Mary Nakashian	President
Jerry Jacobson	Vice President (Fred agreed to ask Jerry if he would be VP)
Sam Maphis	Secretary
George Thompson	Treasurer
Fred Segal	Member
Roger Gridley	Member

Roger moved that the no-smoking policy and the board roster be presented at the annual meeting. Fred seconded the motion, which passed unanimously.

The meeting adjourned at 3:45 p.m.