

**Shadow Creek Condo Association  
Board Meeting Minutes  
February 11, 2013**

Present were: Mary Nakashian, George Thompson, Sam Maphis, Jerry Jacobson and Roger Gridley.

Angela Bartlett represented Bartlett Property Management.

The meeting was called to order at 2:07 pm. We have a quorum.

Approval of Agenda:

Jerry moved to approve the agenda. George seconded the motion which passed unanimously.

Approval of Minutes:

George moved to approve the minutes of the December 5, 2012 meeting. George seconded the motion, which passed unanimously.

Financial Statements:

We spent \$5,455.80 on the boiler at 315 in January. We had to replace the main pump for \$3,680.00 as well as a pump for #304 at \$843.00.

We have 9519.36 in our cash account and the reserves are at \$103,877.87.

2013 Budget:

At the end of 2012 we had \$25,237.86 in cash and \$86,990.77 in reserves. We increased our funds by \$17,000.00 in 2012. George moved to transfer \$14,000.00 to reserves to bring our reserve funds up to \$100,000.00, applying the funds to the painting and elevator accounts. Jerry seconded the motion, which passed unanimously.

Angela will provide a list of our major expenses over the last ten years.

If we replace the 315 roof we would have \$80,000.00 in reserves at the end of 2013.

Roger suggested that we get some bids for the roof replacement.

George presented the 2013 budget with a \$30.00 / month dues increase. Sam moved to approve the budget. Jerry seconded the motion, which passed unanimously.

Old Business:

*337 Landscape Alternatives:* Sam's son will provide us with a landscape design at no charge. Sam will distribute the design to the board.

*315 Door lock sound:* Sam has reduced the sound on the 315 entry system.

*Otis Elevators Contract:* Sam has drafted a letter to Otis asking them to terminate our contract that is valid until 5/1/2015. We need to get a contract from Thyssen Krupp so we can have them take over our elevator maintenance.

*New Board Member:* There is a vacancy on the Board to be filled. Sam will approach Jane Miller and Sheryl Holmes to see if either one is interested in serving.

New Business:

*337 Entry System Repairs:* Holder Security has fixed the key pad, but residents can no longer open the front door from inside their units. Colorado Security Systems have not responded to two requests. Angela will call Holder to come out again.

*315 Roof Status:* Van Lier have found that the EPDM is very thin and recommend that we should replace the roof at 315 as soon as possible.

Homeowners Concerns:

Chris Bukowski is interested in returning to Shadow Creek Condos, if any owners are willing to sell their units. Angela will provide Roger with Chris' contact details. Mary will send out an email to owners.

Annual Meeting:

The Annual Meeting will be on Monday March 18, 2013 at 5:30 pm

The meeting adjourned at 3:41 pm.