

**Shadow Creek Condo Association
Board Meeting Minutes
January 19, 2015**

Present were: Mary Nakashian, George Thompson, Sam Maphis, Jerry Jacobson, Bobby Floyd and Signe Hovem by Skype.
Angela Bartlett represented Bartlett Property Management.

The meeting was called to order at 2:00 pm. We have a quorum.

Approval of Agenda:

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

Approval of Minutes:

It was Carolyn, not Caroline who wants to put tile in her bathroom. Sam moved to approve the minutes of the October 6, 2014 meeting with this amendment. Jerry seconded the motion, which passed unanimously.

Financial Statements:

George reported that we have \$150,711.00 in total assets at the end of December 2014, compared with \$94,208.00 in December 2013. We were under budget in 2014 by \$15,364.00 so our operating cash is higher. Most of these savings came from energy system repairs, and we also saved money in snow removal.

Sam moved that we transfer an additional \$10,000.00 into our reserve account, with \$5,000.00 each for the pool and the elevators. Jerry seconded the motion, which passed unanimously.

There was \$1,200.00 in delinquent dues at the end of December. We will compare with the figures for 2013.

Jerry moved to approve the December 2014 financial statements. Sam seconded the motion, which passed unanimously.

2015 Budget:

Signe moved to approve the 2015 budget presented by George, which includes a \$10.00 dues increase. Jerry seconded the motion, which passed unanimously.

New Business:

Board Member nominations: Sam, George, Roger and Mary are up for re-election this year. Jerry and Signe each have 1 year remaining on their terms. Bobby Floyd and Carolyn Carroll have expressed interest in joining the board.

The nominating committee presented this slate of five board members for election at the Annual Meeting: Carolyn Carroll, Bobby Floyd, George Thompson, Mary Nakashian and Sam Maphis.

The more experienced members will help the new members. Signe will represent the seasonal and absent owners.

Pool repairs: Angela will get references for Quality Pools and we will also get another bid on the repairs. We need to find out how long the job will take, if it can be done in the fall, and if the price will be better in the fall.

Hallway repairs: Angela presented a bid from Laura Klein to paint the common areas of both buildings for \$2360.00. Sam moved to approve the bid. George seconded the motion, which passed unanimously. Caroline, Coila and Carolyn will form a color committee to select a new color.

Brickwork repairs: Angela presented a bid from Boulder Falls Landscaping for \$4,000.00 to repaint the bricks. We will get another bid for comparison.

Old Business:

Elevator Contract: We will contact Thyssen Krupp to update the contract.

Elevator Keys: Sam said it is not a good idea to leave the keys in the elevator. Jerry said that the keys had been kept in the elevator for 20 years. George said that this had caused some problems over the years. Angela suggested that we give Jerry a key.

Angela will call Otis to see if they will repair the 337 elevator key.

Jerry moved to adjourn the meeting at 4:02 pm. George seconded the motion, which passed unanimously.