

**Shadow Creek Condo Association**  
**Board Meeting Minutes**  
**July 15, 2013**

Present were: Mary Nakashian, George Thompson, Sam Maphis, Roger Gridley, Jerry Jacobson, Melany Levenson and Jane Miller.  
Angela Bartlett represented Bartlett Property Management.

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

Approval of Agenda:

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

Approval of Minutes:

George moved to approve the minutes of the May 6, 2013 meeting. Sam seconded the motion, which passed unanimously.

Financial Statements:

George reported that our reserves are up to \$120,000.00 which is right on target. Our income is on budget.

The buildings are over-budget as a result of the leak in 315 #101. The elevators appear to be over budget as we have just paid our annual maintenance contract.

Energy costs are up because of replacing pumps and repairing leaks.

We have put \$19,174.00 into reserves this year.

Sam moved to approve the June 2013 financial statements. Jerry seconded the motion, which passed unanimously.

A couple of owners are one month behind in their dues.

Old Business:

*Roof Replacement:* Sam said the job is completed. Clay will come out for a final inspection. There are two drains on the roof, so they added more slope to help with drainage. We have a 2 year warranty on labor.

*Elevators:* Sam met with Thyssen Krupp again. They recommend that we change out everything, which will cost \$50,000.00. We can still get parts.

Jane asked if we can get the new Otis rep to consider renegotiating our contract. Angela will email the current contract to Jane, who will follow up with Otis.

*Landscape Alternatives:* Matt Joyce from Green Spaces presented a bid of \$5,186.50 to do the new landscaping. John Watson and Jason Kinyon from Sun and Shade presented a bid of \$7223.00. We will vote by email.

George said that we have the funds available to do this project now.

Sam invited Roger to join the landscape committee. George volunteered also. Once we have solidified the bids we will notify the residents.

New Business:

*Seat for front of 315:* Roger moved to approve buying a bench to be installed in front of 315. Jerry seconded the motion, which passed unanimously.

*Tree Pruning:* George moved to accept the bid for tree pruning from Reinholt Tree Care, except for removing the Aspen at the entrance. Jane seconded the motion, which passed unanimously.

*Window Cleaning:* Angela has arranged the window cleaning and will email the information to Mary for the newsletter.

*Fire Mitigation:* George is concerned about the dead wood on the bank down to the creek. He checked with the City and we do have the right to remove dead wood. We will get someone to give us some direction.

Homeowners Concerns:

Melany does not have storage space in her parking as the sprinkler controls are on the wall. We can give her space 16, which is currently assigned to the Suns. They can have space 3 as their extra space.

George asked if anyone had any creative ideas for the back area.

We need more keys for the fire stairwell door.

The meeting adjourned at 3:54 pm.