

**Shadow Creek Condo Association
Board Meeting Minutes
July 21, 2014**

Present were: Sam Maphis, George Thompson, Mary Nakashian, Roger Gridley, Jerry Jacobson, Signe Hovem and Bob Floyd.
Angela Bartlett represented Bartlett Property Management.

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

Approval of Agenda:

Approval of Minutes:

Sam moved to approve the minutes of the May 19, 2014 meeting. Roger seconded the motion, which passed unanimously.

Financial Statements / 2014 Budget:

George reported that we have \$125,198.54 in total assets. While our assets have not increased, we have \$10,000.00 more than budgeted for at this time.

Expenses for building repairs are slightly over-budget because we had the carpets cleaned. We are saving \$3,429.16 to reserves each month.

Sam moved to approve the June 2014 financial statements. George seconded the motion, which passed unanimously.

Old Business:

Landscaping: The new landscaping in the front area looks really good and the Board thanks Caroline and Bob for their hard work. Jerry moved to allow Caroline to spend an additional \$500.00 for bulbs in the planters outside 315. Jerry seconded the motion, which passed unanimously.

Smoke Free Building sign at 315: We want the building to be smoke free, but one resident is still a smoker. Roger moved to take down the sign. Sam seconded the motion, which passed unanimously.

Bicycles in the Buildings: We will bill the cost of repairs to damages made by people bringing bikes in and out of the buildings to the unit residents.

New Business:

Bench for 337: We may move the bench from 315 to 337 rather than buying a new bench.

Plaque for 315: Jerry has a needlepoint done for Bonnie Crumpacker and Caroline had a brass plaque made. Sam thinks it is inappropriate to display these in the common area. Bob suggested putting the plaque up for a limited time. Signe suggested putting the needlepoint on a stand in the entryway.

Pool Repairs: The discolored area of the pool bottom is just surface deterioration. We will ask Quality Pools if there is something they can do when they close the pool.

The pool cover helps maintain the heat late in the season. It does not keep animals out.

Clearing around the Gazebo: Roger moved to clear the undergrowth around the gazebo once Sam has checked with the City that we can do this. Jerry seconded the motion, which passed unanimously.

Signe requested that we also clear the walkway behind 315 # 102 and 103.

For Sale Signs: Roger moved that the Board adopts the policy to not allow 'For Sale' signs in the front of the property. Sam seconded the motion, which passed ?unanimously?

Bob will replace Roger on the Architectural Control Committee.

Homeowners Concerns:

Angela will ask Marcie to spot clean the back entry at 315.

The meeting adjourned at 3:15 pm.