

**Shadow Creek Condo Association  
Board Meeting Minutes  
June 27, 2016**

Present were: Bobby Floyd, Sam Maphis, Corie Wallace, Roger Gridley, Bob Wegner, Jerry Carroll and John Martin. Helen Cartwright represented Bartlett Property Management.

The meeting was called to order at 1:33 pm. We have a quorum.

Approve Agenda: Bob moved to approve the agenda. John seconded the motion which passed unanimously.

Approval of Minutes:

Sam moved to approve the minutes of the April 25, 2016 meeting. John seconded the motion, which passed unanimously.

Pet Policy:

The current rules allow dogs under 40lb with board approval. Hal and Sherry Bruff have requested permission to have their dog William, who is 85lb, come and live with them at Shadow Creek. John moved to not allow the Bruff's dog. Sam seconded the motion which passed unanimously. Bobby will contact the Bruffs to let them know the Board's decision.

Recently, one resident has been allowing their dog in the pool. Additionally, there is also a lot of dog waste on a resident's deck, which is a limited common area. Bob will talk to the resident about the rules.

Bob will ask a resident to submit a pet request for their new cat to the Board.

The Board decided that it is open to making changes to the pet policy. In the meantime, if any animal becomes a nuisance to other residents, the Board can direct that it is removed with the rules that are already in place.

If homeowners notice any covenant or rule violations they can contact the Board or Management who can approach the owner. We will include the penalties for breaking the rules in the Rules of the Road. The updated Rules will be distributed to all owners.

Deck at 337/103:

Ann Mygatt and Greg Pavlich have submitted a request to re-build their deck so that it is level with the patio door.

Flashing 315/337:

Bob presented a bid from Colorado Seamless Gutters.

Concrete:

Superior Aggregates will maintain their bid price over three years so that we can spread out the driveway repairs.

Trees:

A neighbor has requested that the arborvitae trees at the east end of the pool removed.

Committee Assignments:

The most active committees are the landscaping, maintenance and pool.

Bob Wegner will be the main point of contact for issues relating to the pool. When he is out of town, Sam will take over.

Creek bank Pruning:

Green Spaces have provided a bid of \$674.00 to clear a visual path down to the creek. Jerry said that as this is a change to the common area and should get the input of all the homeowners. This was tabled for discussion at the next meeting.

Next Meeting Date:

The next meeting date will be arranged by email.

The meeting was adjourned at 3:20 pm.