

**Shadow Creek Condo Association  
Board Meeting Minutes  
May 19, 2014**

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

The meeting was called to order at 2:04 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 January 20, 2014 meeting. Jerry seconded the motion, which passed unanimously.

Financial Statements / 2014 Budget:

George reported that we have \$125,000.00 in total assets, with \$23,000.00 of that in operating cash. We may be able to transfer additional funds to reserves over the year. We are under budget overall.

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

Old Business:

*Smoke Eater:* Roger purchased a smoke eater for 315 #103, and it seems to be working well at removing the smell of cigarette smoke.

New Business:

*Election of Officers:* George moved to appoint Mary as President, Jerry as Vice-President, Sam as Secretary and George as Treasurer. Roger seconded the motion, which passed unanimously.

*Garage Door Noise:* Door Specialties inspected the garage door at 337 and said that the motor and gear box need replacing, which will cost \$1795.00. They also bid \$657.00 per door to install rubber gaskets on the rails. Sam moved to approve both these expenses. Roger seconded the motion, which passed unanimously.

*Skylights:* Mary said the Board does not want any more skylights installed. Also we want to limit penetrations of the roof to no more than 2' in diameter, over the stairwells only. George moved to adopt this as policy. Jerry seconded the motion, which passed unanimously.

*Architectural Requests:* Signe has requested permission to install an air conditioner for her front bedroom at 315 #202.

George and Caroline are requesting permission to remodel their master bathroom.

Both requests were approved.

*Heat Pumps:* We have replaced five heat pumps.

*Carpet Cleaning:* Angela will schedule having the common area carpets cleaned.

*Window Cleaning:* We will schedule the window cleaning. The HOA will pay for the exterior. If owners want to they can arrange to have the inside cleaned at their own expense.

*Parking:* A Buick is parked in the parking lot. We have spaces available in the garage.

*Labels for mailboxes:* Angela will investigate getting these made.

*St Vrain Tree Care:* George moved to approve the bid. Sam seconded the motion, which passed unanimously.

Homeowners Concerns:

Lynn Logman has a leak at her skylight. Angela has called Van Lier.

Squirrels are eating the bark off the trees. Mary will contact John Martin to discuss this.

The meeting adjourned at 3:23 pm.