

**Shadow Creek Condo Association
Board Meeting Minutes
May 9, 2012**

Present were: Roger Gridley, Jerry Jacobson, George Thompson, Sam Maphis, Mary Nakashian, John Martin and Lynn Logman.
Angela Bartlett represented Bartlett Property Management.

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

Approval of Agenda:

Painting interior doors, pool furniture and signs were added to the agenda.

Approval of Minutes:

George moved to approve the minutes of the March 20, 2012 meeting. Sam seconded the motion, which passed unanimously.

Financial Statements:

We have increased our cash by \$18,000.00 since December 2011. Everything looks to be within budget.

We need to move the last Secor Painting payment over to the reserves account.

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

Homeowners Concerns:

Noise from renters: John gave a summary of the interactions with the tenants of 337 #103. This was the fourth Thursday in a row that they had had parties. George and Carolyn asked them to turn down the music at 8 pm. At 11 pm John went down and asked them again. Sam contacted Boulder Property Management the next day. They agreed to not rent to college kids in the future and posted a three day notice.

1. smoking cigarettes and using illegal drugs
2. Dogs
3. Trash – can and cigarette butts
4. Noise

We need to react faster to enforce our policies.

Roger suggested that we call the owner and the leasing company and we do not get a response then we should call the police. George suggested we call the owner and then fine them.

John said the fence and gate at 337 #103 is broken.

Rules of the Road / Construction Fees:

Fred said that owners who are doing construction in their units should work with the Board, but that he thinks the fees are inappropriate.

George explained that when anyone does any remodelling it impacts everyone as contractors generate extra trash, make noise, cause inconvenience. We had one remodel that went on for a year.

Sam said that anyone can approach the board if they want to question a decision.

Roger said that we have a welcoming committee that explains the rules to new owners and that we cannot pick and choose which rules to follow. Jerry said that we can review and amend the rules and Sam said we can negotiate the fees.

George, Jerry and Fred will look at the fee structure and we can review it at the next board meeting.

Sam reminded everyone that they must inform the board before doing any remodelling.

Enforcing the smoking policy: Mary spoke to one of the residents about getting some smoke eaters. She had Fred will help her to do this. We will authorize any expenses by email.

Leak in 315 #30: Van Lier had not done a roof inspection this spring. We will ask them to make a contract to check the roofs by March 1st every spring so we can catch any leaks before they do interior damage.

Old Business:

Handyman Utilization: Sam asked if we can use Paul Stinson as our handyman. Angela said that we need to use the best person for each particular job.

The Outlot: Sam said we need to update the agreement to prevent adverse possession.

Landscaping: We need to check the trees before fall to make sure they are not hitting the buildings. John said that some of the trees are dying. The sprinklers on the east side of the entryway are not working. We need to make sure the baby Oak is getting water.

New Business:

Pool Furniture: We need to dispose of the old pool furniture and have the long chairs painted black.

Painting doors from garages to buildings: Cathy has requested that we paint the internal garage doors. Sam will get a bid from his painter to get the common area and these doors touched up and painted.

Carpet cleaning: We will wait until after the tenants at 337 #103 move out to have the carpets cleaned. Angela will get a copy of their lease.

Exterior window cleaning: We will have this done once the cottonwoods have finished seeding.

The meeting was adjourned at 3:50 pm