

**Shadow Creek Condo Association
Board Meeting Minutes
October 1, 2012**

Present were: Mary Nakashian, George Thompson, Sam Maphis, Jerry Jacobson and Roger Gridley.

Angela Bartlett represented Bartlett Property Management.

The meeting was called to order at 2:08 pm. We have a quorum.

Approval of Agenda:

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

Approval of Minutes:

Sam moved to approve the minutes of the August 6, 2012 meeting. Jerry seconded the motion, which passed unanimously.

Financial Statements:

Our reserves are up to \$76,000.00 from \$59,000.00 in January. We have transferred \$29,000.00 to reserves, but have spent \$11,000.00 on additional painting and repairs in January. We are a couple of thousand dollars behind on dues income, due to McCorkle delinquency.

Administration and utilities are in line with our budget. Building expenses are over budget due to carpet cleaning and window cleaning. Elevators are over budget because of an increase in the Otis service contract and repairs needed for the inspection.

Grounds maintenance is also over budget. We have had two weedings.

George moved to approve the August financial statements. Jerry seconded the motion, which passed unanimously.

We have received \$2,000.00 from Betsy McCorkle.

New Business:

Snow removal: Roger moved to approve the Flying Colors bid for snow removal. George seconded the motion which passed unanimously.

Elevators: Geoff Daniel from Thyssen Krupp attended to discuss our options for the elevators. One problem is that the electronics are incompatible with the elevator controls. We can also replace the rollers. It will cost \$45 – 50,000.00 per car to update the elevators, but they will last for about 20 years. It would take 5 weeks to order and three weeks to install new elevators.

Thyssen Krupp will come back to give us a demonstration.

Guest Parking: Carolyn has requested that we install a sign at the front guest parking spaces stating 'These spaces are for residents and their guests only'. George moved to approve the sign. Jerry seconded the motion, which passed unanimously.

The parking spaces near the gazebo are available for guests and contractors.

Interior Painting: This will start at the end of October.

Storage of pool furniture: The pool furniture cushions should be put in plastic bags.

Rules of the Road: We have a new map of the parking to attach to the Rules of the Road. Angela will make 30 copies.

Jerry moved to adjourn the meeting at 3:29 pm. Sam seconded the motion, which passed unanimously.