

Shadow Creek Condominiums  
Annual Meeting  
31<sup>st</sup> March 2008  
at 337 Arapahoe, #101

The meeting was called to order at 7:05 pm.

Present were: Twenty-two owners plus three proxies (attached), Joanne Seiler, Radhu and Angela Bartlett represented Bartlett Property Management. We have a quorum.

2007 Minutes:

Deane Johnson moved the minutes of the 2007 annual meeting be approved. Cathy Sanford seconded the motion, which passed unanimously.

President's Report:

George remembered Red Sanford and Andy Johnson who we lost last year. They will not be forgotten. We have two new owners, Mary Nakashian and Roger Gridley, welcome to both.

We have added outside lighting and a handrail at 315 this year. We thank Sam for getting the fire marshal out and for all the work he has done around the complex.

Cathy and Dave have started a newsletter this year. Please give them your e-mail address if you wish to receive it.

Sam worked with the sound engineers on the floor issues. The information was essential so we could come to the conclusion we did to keep the buildings in good shape.

The Halbrecht issue has been a lot of work. The Board got an injunction against the Halbrechts saying they had to follow the rules. She installed a wood floor. The Court ruled the association had no jurisdiction over the floors.

Financial Report:

We budgeted \$121,000 for 2007 income and collected \$117,000 because energy costs were lower than we expected. We spent more on legal fees because of the Halbrechts' court costs. We budgeted \$1,000 for doors and locks and spent \$1,900. We budgeted \$19,000 to put in reserves and have not saved anything this year. For 2008 we are looking at a 9% increase in dues.

We are planning on replacing the roof at 337 this year. We have four bids and Van Lier is looking them over to make recommendations. We are hiring Van Lier to oversee the project. If anyone wished to replace their skylight the cost will be \$1,380. We will be researching ways to evacuate the heat.

Hill moved we approve the 2008 budget. Cathy Sanford seconded the motion which passed unanimously.

### 2008 Projects:

The fourth Amendment, the By-laws changes that affect board members and the Alternative Dispute Resolution so that disputes between members and the board do not go to court are all being addressed.

The spring clean-up day will be April 19<sup>th</sup>. The City is doing their pick-up the last week of April. Sun and Shade will come and help.

### Election of Directors:

There are two openings. Deane is stepping down as vice-president and John is running for another two year term. Lynn Logman, Mary Spaulding and Mary Nakashian are all volunteering. A secret ballot was held and John and Mary Spaulding were elected.

### By-laws Change:

The change in the By-laws is to allow relatives of owners who are full time residents to serve on the Board. Gina moved we add "with the written approval of the owner" Cathy moved the amendment be approved with the addition. Hill seconded the motion which passed unanimously.

### Fourth Amendment:

This is to request that owners ask permission before making changes to give the Board more control over repairs to protect neighbors and the common area. Emergency repairs are excepted.

### Homeowners' Concerns:

Wilson Crumpacker and Gina Martin Smith gave instructions for recycling as people have been putting trash in the recycle bins. Western Disposal won't take the recycling once it has been contaminated and we have to sort it out which is a very unpleasant job.

Hill Jason thanked the board for its hard work.

The meeting was adjourned at 8: 59 pm.