

Shadow Creek Condo Assoc.  
Annual Meeting Minutes  
3<sup>rd</sup> March 2009

Present were: Bonnie Crumpacker, Elaine Krupnick, Deane Johnson, Gina Martin-Smith, Wilson Crumpacker, Jerry Jacobson, Mary Nakashian, Cleve McCarty, Cathy Sanford, Coila Maphis, Sam Maphis, Sheryl Holmes, Al Spalding, Mary Spalding, Barb Westfall, Dave Rosenberg, Caroline Thompson and George Thompson. We have one proxy.  
Angela Bartlett represented Bartlett Property Management.

The meeting was called to order at 7:05 pm. We have a quorum.

Approval of Minutes

Dave moved that the minutes of the 2008 Annual Meeting be approved. Coila seconded the motion which passed unanimously.

President's Report

We had a very busy year at the beginning. We adopted the 4<sup>th</sup> amendment. The biggest expenditure was \$45,000 to put a new roof on building 337. The roofers are still tweaking it and it should last. We spent \$8,000.00 on a new garage door for 337. It was being worked on constantly and finally we had to replace it. We also removed the dead pine in the front. Several others are not looking good.

The best work this year is the production of 'The Rules of the Road'. Sam had all the information and Jerry and Dave softened the language. They did a great job. It has all the instructions on how to apply for permission to undertake projects in your condo. There is a fee schedule for projects.

Barbara Westfall mentioned that satellite dishes are not mentioned. These projects are not clarified. The definition of construction project needs to be defined. Board members have a lot of experience in how to do projects and are there to be helpful. There is a collective expertise to share. Barbara Westfall asked who is responsible for touching up the paint and replacing light bulbs. Sam said we get the paint touched up in the hallway once a year. If the lights go out, residents should call Angela.

Mary Nakashian said she had a significant amount of work done in her unit. Sam and Angela handled it and it worked really well. Mary mentioned that using the association's plumber is not required in the interior of units. It is only for turning the water on and off and maintaining the common septic system that this is required.

Gina and Cathy have put together a landscape committee. This year we are looking at saving money. John is heading up the landscape project and we will come up with a comprehensive plan and a way to keep up with maintenance. There is a lot of money spent on landscaping and we want to improve it so that it makes sense, including using climate appropriate flora as we have a lot of shrubs

that are not appropriate for the climate here. We want the landscaping to be cost-efficient, but still be beautiful. We will be reviewing ways to minimize environmental harm, minimize maintenance to reduce costs and reduce water usage.

We can streamline decision making. We will need to address long and short term needs and work on the landscaping in phases over 3-5 years. We are trying to decide on appropriate flora, as there are two climate zones on the property. The west side, the back and front are all different zones, which will be fit together. Wilson said we have to be careful about the old cottonwood trees, as we will have to inform the city.

We should have a good sense of the plan in about three weeks. The committee is Cathy, Gina, Sam, George and John.

We started having potlucks every other month and it is working well. Caroline said that it is the level of participation that is making it work so well.

We reached a settlement with the Halbrechts. The association received a check for \$4,700.00 and we released the lien on the property, which has helped them be able to sell the place. Mary and Al Spalding are buying the Halbrecht's unit and should close on March 24<sup>th</sup>.

George thanked the board for their hard work this year. Particular thanks were extended to Jerry who is not running for re-election.

#### Treasurer's Report

Sam presented the 2009 budget with no dues increase.

We started 2008 with \$81,000 in reserves. We spent \$14,500 on landscaping, which is why we are looking into the landscaping costs.

We put \$9,000 into reserves and ended the year with \$46,000, after paying for the new roof. This year, we will put \$27,000 into reserves and hope to have \$73,000 in reserves by the end of 2009.

Projects we have planned for 2009 are as follows: Touch-up of the buildings exterior painting, siding repairs and fence repairs.

We will have no legal fees in 2009.

The buildings are getting older and we are looking at \$15,000 for each building for new boilers. The garage doors have been replaced. We might replace the roof of building 315 in 2010. Wilson said he is looking forward to having a roof that slopes out instead of in. We are still having problems with leaks in the roof of 337. The roofers are very good at coming out to make repairs.

Gina moved that we accept the 2009 budget. Jerry seconded the motion, which passed unanimously.

#### Clean up Day

Spring clean up will take place on April 18<sup>th</sup>, weather permitting. Bonnie volunteered to be in charge of refreshments. John will present the landscape plan that day.

Cathy asked everyone to please close the garage door as soon as you enter or leave the garage. Someone stole a case of whiskey from Red Sanford's car a couple of days ago.

Barbara Westfall asked that Tim Mather remove the building materials left along the west wall.

Sam said the front door stop drops down automatically when opened. Angela will get this repaired.

Cathy asked that people take their recycling out of the plastic bags before they put it in the recycling bin.

Bonnie asked about the extra bicycles in the garage. Barbara said that there are only 4 left and they don't belong to anyone. She will donate them.

#### Election of Directors

Deane nominated Mary Nakashian to be elected to the Board. Jerry and Coila seconded the motion.

Cathy nominated Roger Gridley to be elected to the Board. John seconded the motion.

Sam nominated George Thompson to be elected to the Board. John seconded the motion.

Gina nominated David to be elected to the Board. John seconded the motion.

Mary nominated Sam Maphis to be elected to the Board. John seconded the motion.

Mary, Roger, George and Sam were elected to the Board.

George thanked Dave for his service.

#### Homeowners Concerns

Cleve said he is having trouble with his sliding closet doors. George said he would help.

Caroline moved that the meeting be adjourned at 8:36 pm. Bonnie seconded the motion which passed unanimously.