

Shadow Creek Condo Assoc.  
Minutes of the Board Meeting  
April 18, 2011

Present were: George Thompson, Sam Maphis, Lynn Logman, Mary Nakashian, Roger Gridley and Fred Segal. We have a quorum.  
Angela Bartlett represented Bartlett Property Management.

The meeting was called to order at 2:08 pm.

Approval of Agenda:

The agenda was approved

Minutes:

Mary moved to approve the minutes of the January 31, 2011 meeting. Roger seconded the motion, which passed unanimously.

Financial Statements:

We spent \$2400.00 on lighting. This was to upgrade the Ballasts. We will be receiving an energy rebate. Angela will make sure that we get all the rebates we are due from Xcel Energy and the City of Boulder.

We have put \$2200.00 into our reserves. The monthly reserves transfer will increase in March. The Xcel bill was high this month.

We will be charging 337/301 \$50.00 in late fees for each month the account has been delinquent. Roger asked if we can foreclose on this unit. Sam will enquire if we have any leverage. The lien has been updated and will be notarized and recorded.

Mary moved to approve the March 2011 financial statements. Sam seconded the motion, which passed unanimously.

315 Roof:

Sam asked if we should trim the trees back. Fred said the chimney cap needs replacing.

The A/C units at 315/203 have platforms that are broken. The owner of 203 says the A/C units are not theirs. George will write to them to try and get them to make the necessary repairs.

Concrete cracks:

The asphalt is coming up. Superior Asphalt says we need to ream the cracks and use a poly filler. They will give us a bid for this work.

Spring Clean-up:

The spring clean-up is cancelled. We can hire Sun and Shade to power wash the garages. Sam is meeting with them and ask them to do this.

### Painting Buildings:

The painting committee has talked. They are considering olive green as a new paint color.

### Pool:

We need to replace the skimmer, and will get a warranty on a new skimmer. Angela will find out the cost of the chemicals for the board. The pool will open the week before Memorial Day.

There is air in some of the radiators at 315. We may need to install a master bleed in the boiler room.

### Third Floor Vent:

Fred said he has spoken to Jim Meyers of Meyers Heating and Plumbing who suggested we install a vent in the skylight. We need a control so it can be closed in the case of a fire. Fred will ask Meyer to come back out and give us some options.

### Outside Floodlights:

Sam said that we will install two new floodlights on the east side.

### Keys to Front Door:

Roger gave Angela the key for the inner door of 315 so she can make copies for all the residents.

### Landscape Contract:

The Sun and Shade contract was approved by email.

### Homeowners Concerns:

Roger asked if he could have the bushes trimmed in front of his unit, as they are rubbing against the building. Roger is remodeling and will submit plans in a couple of months.

Fred said the roof drain covers have been taken off. The drain pipe runs down the wall of his bedroom and is noisy.

Tenants are parking outside in the guest parking spots. We will put an item about this in the newsletter. There is also some personal property stored under the stairs. We will put this in the newsletter and if no-one claims it we will remove it and use the space to store light bulbs.

The meeting adjourned at 3:34 pm