

Shadow Creek Condo Assoc.  
Minutes of the Board Meeting  
August 13<sup>th</sup> 2010

Present were: George, Sam, Roger Gridley, Lynn Logman, Mary Nakashian.  
Angela Bartlett represented Bartlett Property Management.

The meeting was called to order at 2:04 pm. We have a quorum.

Approval of Agenda

Court Resolution from 8/12/10, nylon spacers on 337 garage door and pool cover were added as agenda items.

Roger moved to approve the agenda with these additions. Lynn seconded the motion which passed unanimously.

Approval of Minutes

Roger moved that the minutes of the June 30th meeting be approved. Lynn seconded the motion which passed unanimously.

Financial Statements

Income looks good, administration looks good and grounds maintenance is only \$1000.00 in June. The year-to-date expenses are \$2000.00 under budget. Reserves are continuing to increase. Roger moved to accept the July 2009 financial statements. Lynn seconded the motion which passed unanimously.

Delinquencies

337/301 is still delinquent. We will continue to charge late fees and will file a lien against the property. The owner needs to provide us a copy of the lease. When she is in Boulder she needs to come and talk to the board.

Old Business:

Court Resolution:

We lost the case against New Age Cleaning.

Skylights

The drywall repairs at 315 skylight are on schedule. Van Lier have not returned Angela's calls about the skylight at 337. She will call another company.

Painting

Melton Construction has advised us to set a budget to repair the bad spots. We repaired 25 different areas last year and still need flashing in some places. The wall board touches the concrete and we need to cut back the siding and flash. Some of the areas that were done are falling apart. The original construction was poorly done and that needs to be addressed.

\$2,000.00 - \$5,000.00 a year will put us in good shape and ready to paint. This will take three years if maintenance is needed. We have just received Melton's bid and we will get other bids.

Patio Area Brush clearing:

We can go within 25 feet of the creek. We will use Sun and Shade. 2 guys for an hour or two can clear the brush. Sam will direct the work. There is no need to haul off the small stuff.

337/301 has some rot in the bedroom window.

Angela will ask Western Disposal to give us a price for hauling the doors left in the garage.

315 Front Door Release.

Comcast is digital and the current entry system is analogue and is not compatible. It will cost \$800.00 for the circuit board and \$85.00 per unit for the transmitter to update to digital. Comcast customers can give their visitors their entry code.

Painting Railing 337/202-203

This will cost \$450.00 because we have to pay for a whole day's labor. We should wait until we paint the buildings.

337 Garage door

Plastic gliders for the garage door will cost \$925.00. Roger said that the plastic gliders at 315 are wrinkled. We will have the technician come out. The springs installed in the 315 door are good for 50,000 cycles.

Pool cover

The pool cover is installed. Mary Nakashian asked if she could have some friends over at the pool on Sunday. Bonnie is the keeper of the schedule.

New Business:

Concrete repairs

Angela will get a contractor out.

Gazebo

Sam requested that we get a cost for opening up the side of the gazebo. Melton is giving us a bid.

The meeting adjourned at 3:15 pm