

Shadow Creek Condo Assoc.  
Minutes of the Board Meeting  
December 15, 2010

Present were: George Thompson, Sam Maphis, Lynn Logman, Mary Nakashian and Roger Gridley.

Angela Bartlett represented Bartlett Property Management.

The meeting was called to order at 3:09 pm. We have a quorum.

Approval of Agenda:

Lynn moved to add garage lights to the agenda. Sam seconded the motion which passed unanimously.

Approval of Minutes:

Lynn moved that the minutes of the August 13, 2010 meeting be approved. Sam seconded the motion which passed unanimously.

Financial Statements and Delinquencies:

We have less equity because of the concrete work, which cost \$9,500.00.

Expenses for October and November were \$49,350.00 and we had budgeted \$47,437.00 for this period.

Our income is down due to one delinquency. We will file another lien against 337/301 at the end of the year.

Old Business:

Siding:

Sam moved we accept the bid from Triple L Construction. Roger seconded the motion which passed unanimously. We will get a sample board.

Gazebo:

We have three bids for remodeling the gazebo. Melton Construction bid

\$2,200.00, Triple L bid \$1,900.00 and Lew Grothe bid \$1,000.00 - \$2,500.00.

This item was tabled until the spring.

Lien:

Sam will check out options.

Future changes to Patio:

The patio can be resurfaced with gravel or a hard surface. Roger suggested that we leave it as it is for another year and see how it is doing. There have not been any complaints. We will move the picnic table into the gazebo for the winter and put the grill inside the shed.

#### Concrete Repairs:

Superior Asphalt did a good job. They were very helpful in keeping the driveway open while the repairs were being done.

#### Pending Repairs:

We will get the siding.

We will need another pump for the heating system.

There was another leak in the 315 boiler room. We will ask Mark from Centennial Plumbing and Heating if we can replace the exposed line and use two 45 degrees instead of one 90 degree.

Other repairs are the roof of 315, painting the complex, and the elevators. We should check with Otis to see if we should buy a motherboard for reserve.

Lighting in the garage and emergency will need to be updated as we will no longer be able to get the fluorescent bulbs after 2011. We also need to crack fill the concrete on the east side.

Signage for Arapahoe Lane was approved by email.

#### New Business:

##### Garage Lights:

The manufacturer is going to discontinue the fluorescent lights. The six Fluorescent emergency lights will cost \$122.00 each to replace.

We have 20 8' lights and ballasts in the garages and will be obsolete next year. The total replacement cost for these is \$1629.50 less the Xcel rebate \$688.00 with \$941.80.

Roger moved we proceed with this next year and phase out all old bulbs. Sam seconded the motion which passed unanimously.

##### Unit Remodelling Applications:

One owner is having his kitchen cabinets replaced without approval. We will make this a newsletter item, as we need to know when units are having changes made.

##### Light Bulb Replacement:

Roger Gridley and Fred Segal have volunteered to replace the light bulbs in the buildings.

##### Annual Meeting:

The Annual Meeting will be on Tuesday March 8 2011. There will be a potluck at 5:30 pm and the meeting will start at 6:30 pm. Angela will look up the expiring Board Member terms.

##### 2011 Budget:

Sam and George will prepare the 2011 budget once we have the December 2010 financial statements.

The meeting adjourned at 4:13 pm