

Shadow Creek Condo Assoc.
Minutes of the Board Meeting
17th January 2009

Present were: George Thompson, Sam Maphis, Jerry Jacobson, John Martin, Dave Rosenberg, Sam Maphis and Mary Spalding, Angela Bartlett represented Bartlett Property Management.

The meeting was called to order at 10:08 am. We have a quorum.

Approval of Agenda

The Trau's carpet and Barbara Westfall's fee were added as agenda items.

Approval of Minutes

Dave asked that the first line 'Denny Dostal is complaining about noise...' be struck from the minutes of the October 18, 2008 meeting. Dave moved that the minutes be approved as amended. John seconded the motion which passed unanimously.

Financial Statements

In 2008 the grounds maintenance was over budget. Overall the expenses were under budget. The lawyer fees and the new garage door put us over budget. Sam and Angela will survey the buildings to check the siding and the gutters. John moved that the December 2008 financial statements be approved. Mary seconded the motion, which passed unanimously.

Homeowners Concerns

Barbara was not in attendance and did not present her concerns in writing. The board determined that her fee for installing a satellite dish is \$100.00. Sam moved that we charge \$100.00 fee for the installation of satellite dishes. Dave seconded the motion, which passed unanimously.

Jerry said that, during the latest power outage, one of the exit signs over the 315 garage door didn't come on. Some of the hallway lights came on for a few minutes and then went off.

The elevator in 337 doesn't automatically re-start after the power goes out. Angela will call Otis and see if we can remedy this.

New Business

2009 Budget:

Sam presented the proposed 2009 budget. We have increased the insurance because of the extra liability.

The grounds maintenance is over budget. The total basic maintenance contract is \$2580.00 plus the sprinkler repairs of \$3000.00 and flowers.

George suggested we have a services landscape committee as a sub committee of the board to help control these expenses. George, Sam, John, Gina and Cathy will be on the committee.

We will add the siding into the reserves account and will get a bid to replace the siding.

We are reducing expenses and putting the money into reserves.
George moved that we accept this as a preliminary budget. Mary seconded the motion, which passed unanimously.

Annual meeting date:

The annual meeting date was set for Tuesday 3rd March, 2009. This will be a potluck starting at 6:00 pm, with business commencing at 7:00 pm.

Fence repair:

Deane said that we have been sprinkling the fence and it is rotted in places. Jim Leach of Wonderland put up the fence. It is our responsibility to repair the fence. Sam moved that we replace the posts and re-use the rails and boards. Dave seconded the motion, which passed unanimously.

337 Roof Leaks:

The roof in building #337 is leaking. One leak is by the elevator, another is in Dave's condo at the A/C. Boulder Roofing is working on the problem, but it is not repaired yet. Angela will write to Boulder Roofing stating that we are very concerned about the continual leaks and we need the problem solved. They must honor their guarantee. The letter will be addressed to Clay. Angela will email Hill and Jane to see if they have experienced any leaks.

Water pipe relocation at 315/101:

This work is all completed.

Mary Nakashian bathroom remodel:

Sam presented the ACC approval for Mary's bathroom remodel.

Emergency light:

Sam has called Conserve-A-Watt to repair the lights.

Parking light:

The snow removal people have broken the lights. They are not co-operating.

Angela will email the board last year's annual meeting minutes

Dave moved that the meeting be adjourned at 11:54 am.