

Shadow Creek Condo Assoc.
Minutes of the Board Meeting
June 30th, 2010

Present were: George Thompson, Sam Maphis, Mary Spalding, and Lynn Logman.

Angela Bartlett represented Bartlett Property Management.

The meeting was called to order at 2:05 pm. We have a quorum.

We have lost one thermometer for the pool. Angela will ask Quality Pools for another.

Approval of Agenda

The agenda was approved with the addition of the pool cover and the Segal's dog as agenda items.

Approval of Minutes

Sam moved that the minutes of the May 14 meeting be approved. Mary seconded the motion which passed unanimously.

Financial Statements

Gas and electric is over budget. Elevators are over budget because of the service contract. We have spent \$4633.00 this year to date on energy systems. The budget for energy systems is \$1250.00. Snow removal is over budget. We have been putting money into reserves and the reserves balance is \$90,000.00. Sam moved to approve the May financial statements. Lynn seconded the motion which passed unanimously.

The garage door at 315 is quieter. They have put two nylon spacers between the rollers and the frame. Angela will ask if we can have them installed on the 337 garage door. The springs are only good for 30-40,000 cycles, so they will need to be replaced every couple of years. Angela will find out the exact number of cycles.

Old Business

Roof:

The roof at 315 has been repaired. Van Lier still needs to reseal the two skylights At 315/303 and 337/303.

Community Patio Bids:

Sam moved we approve the Sun and Shade bid for \$2375.00. Mary seconded the motion which passed unanimously.

Sam moved we approve the \$650.00 cost to improve the sprinkler outside 337/104. Lynn seconded the motion which passed unanimously.

Patio Furniture:

Lynn moved we buy one table and four chairs and one barbeque grill for \$1500.00 or less. Mary seconded the motion which passed unanimously.

Gale told Wilson Crumpacker that the lot next to 315 where the city tore down the apartment building might be turned into a parking lot. It might be a low priority. Gale will keep us informed.

Segal's Dog:

We have the signed Pet Policy from Fred and Gwen Segal. Sam moved we approve their dog. Mary seconded the motion which passed unanimously.

Window cleaning is being scheduled.

Pool Cover:

Sam moved we buy an inexpensive solar cover. Lynn seconded the motion which passed unanimously.

Mary Spalding said she is resigning from the board. George thanked Mary for her service.

The meeting adjourned at 3:06 pm