

Shadow Creek Condo Assoc.
Minutes of the Board Meeting
March 19 2010

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

The meeting was called to order at 10:03 am. We have a quorum.

Approval of Agenda

The agenda was approved with the addition of Election of Officers as an item.

Approval of Minutes

George said that Deane's belongings are leaving our parking space #2. Sam moved that the minutes of the November 6, 2009 meeting be approved. Roger seconded the motion which passed unanimously.

Financial Statements

We have one owner delinquent for one month. We are within budget. We will bill the three months dues increase in April. Angela will remind unit 337/301 about the February payment.

Homeowners' Concerns:

We have received a letter from Denny Dostal with pictures of broken lattice and damage to his metal fencing. We need a key so we can access his deck. Two of the metal railings have not been painted because we cannot access them. Angela will call the contractor who repaired the siding to see if he knows anything about the broken lattice.. Angela said we inspected his work thoroughly and the lattice wasn't broken.

We received a complaint about Nicole Levine's dog barking. Nicole has been very co-operative.

Roger said his TV/computer broke and Comcast said the cable is old and has lost two thirds of the signal. Sam said a new cable would run under the decks. Lynn said that the ladder is still in the back fire stairs landing. Hill and Jane will be back on 3rd April.

Dave has his A/C contractor coming back next week. The leak in his unit is coming from his A/C ductwork. The new roof is tight and the leak is his responsibility.

Old Business:

Gazebo:

At the Annual Meeting homeowners voted to proceed with remodeling the gazebo and re-landscaping as long as they are kept up to date with the costs. Sam has sent photos to a landscape contractor. There are cobble stones under the junipers. He will look at alterations.

Angela presented figures from Sun and Shade and they are all affordable. Angela asked Bob Podczerwinski about the gazebo and he said it would cost around \$900.00 to open up the east and west sides . Roger volunteered to supervise the project. We will get together with Sam once he has his information, and we have a budget.

Roof:

Sam said the new roof at 337 is only under warranty for another six months. Angela will have Van Lier Roofing inspect the roof at 315 and give us an opinion on its remaining life-span. Roger volunteered to meet with the roofer. We can have any problem areas patched.

Painting:

We had the siding repaired last year. Sam said we have repaired the drainage. We will get more siding and do more repairs this year. Roger suggested we get an independent inspection to assess the need to paint this year.

Election of Officers:

Sam nominated Lynn for Vice –President, Mary for Secretary and George for President. Roger seconded the nominations. Roger nominated Sam for Treasurer. Lynn seconded the nomination. All nominations passed unanimously.

The meeting adjourned at 11:02 am