

Shadow Creek Condo Assoc.  
Minutes of the Board Meeting  
May 14<sup>th</sup>, 2010

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

Angela Bartlett represented Bartlett Property Management.

The meeting was called to order at 2:01 pm. We have a quorum.

Approval of Agenda

The agenda was approved with the addition of Security Issues as an item.

Approval of Minutes

Sam moved that the minutes of the March 19 meeting be approved. Lynn seconded the motion which passed unanimously.

Financial Statements

The financial statements look pretty good. There is \$309.32 posted to energy system. This looks like a mistake and Angela will check it. The snow removal is close to budget because of the amount of snow we have had this year. We have transferred \$9,200.00 to reserves so far this year.

Delinquencies

One owner is two months in arrears. Lynn moved that we charge late fees of \$50.00 per month if the account is not brought up to date. Sam seconded the motion, which passed unanimously. Angela will send a letter.

Homeowners' Concerns:

The pool will be opened by Memorial Day. We will put the rules in with the bills.

The dues increase for 2010 will be on the June 1, 2010 billing statement. The bills will include a note saying that this item may be paid in increments.

Betsy has rented her place. We will write to ask her for a copy of the lease.

We will have Lew fix the Dostal's lattice. We don't know how his inner fence was damaged. Denny Dostal called Angela and demanded a letter responding to his complaint.

Old Business

Leak in 315 skylight

We had a call on Tuesday May 11 about a leak in the skylight at 315. George went to look at it. All leaks were within 12' of the big skylight. Van Lier Roofing said that there is a pinhole leak at the bottom of the big skylight. Van Lier said someone had put the grilles back on and they had clogged up with debris and the roof had several inches of water on it. They said we should take the grilles off.

Sam agreed as there are clean outs in the garage. Angela will have Van Lier remove the grills and put them in the garage when they repair the skylight on Monday. They can also caulk the area where the A/C unit has been repaired. We will bill the cost of the A/C unit repairs to Mary Spalding. The total cost of the repairs is \$350.00.

We need to replace the skylight at 337/303. We have a bid for \$8,000.00 to replace all the old skylights. Sam suggested we transfer responsibility for the skylight to the owners they benefit. The board rejected the bid to replace all the skylights and agreed to repair the skylight at 337-303. Angela will ask Van Lier if it is possible to take it apart, clean and recaulk it.

Sam's suggestion to place the liability of the skylights to each unit owner who has the skylight if the board had to replace them was tabled. It is not appropriate now that we only have one to repair.

#### Painting

Ty Melton will walk through with us to assess the paint work. Angela said she walked the buildings and reported that the siding is showing signs of deterioration and the paint is peeling off the wood.

Sun and Shade have buried the cable to the exterior lights outside 315.

#### Old Doors

There are six or seven doors in the garage at 315. We can't get anyone to accept them at the recyclers. We can haul them off or we can get a dumpster and put it in the common area so owners can get rid of stuff at a future time.

#### Community patio

Sam presented plans for the gazebo area. We can use the crushed stone which is inexpensive and looks good.

#### Tree Trimming

Reinholdt Tree Care and Augustine bid for the tree trimming. Mary moved to accept Reinholdt Tree Care's bid. Sam seconded the motion which passed unanimously.

#### Security

Mary Nakashian will add a newsletter item that people must make sure that the outside doors are locked.

#### Pool Contract

Sam moved. Mary seconded the motion which passed unanimously.

The meeting adjourned at 4:00 pm