

Shadow Creek Condo Assoc.  
Minutes of the Board Meeting  
6<sup>th</sup> November, 2009

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

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

Approval of Minutes

George added that the wetlands conditions for construction is only required for some changes. Sam moved the minutes of the September 4<sup>th</sup> meeting be approved. Many S. seconded the motion which passed unanimously.

Financial Statements

Sam reported the revenue is alright. The accounting and administration is on budget. The building expenses didn't include the siding repairs. The grounds maintenance is slightly over budget. Overall we are doing alright.  
Angela reported that the owner of 315/203 is going to replace a check for July that has gone missing.

Old Business:

The siding repairs are completed and look good. We still need some extra boards. Angela will ask Highland Construction for more as he used the extra boards.

Mary N. reported that the feedback on relandscaping the gazebo area are mostly neutral or cautious

New Business:

Jerry Jacobson has reported a wasps' nest in the tree in front of 315. Roger will look and see if it something he can take care of. Roger will call Angela if we need outside help.

Deane Johnson is giving up her extra parking space #2 in building 315.

We have a letter from Dave Janis who is selling Mary Spaulding's unit. He says the common areas are too cluttered and he is getting some negative feedback from prospective buyers. John suggested Mary talk to her neighbors and see if they can remove some of their items.

Angela presented a spread sheet for the long range plan. We will need to fill in some of the numbers. John offered to do the same for the landscaping.

Otis has offered to reduce the bill by one hour travel. We will not call out Otis on the weekend. Angela will try to negotiate some more.

Mark has proposed installing a timer on the hot water lines that will shut down the pump during the night and stop the water from circulating. This will reduce the wear on the copper pipes where we have been getting pin hole leaks.

We are required to install backflow prevention devices on the incoming water lines. We have done the sprinkler and it has passed inspection. We still need to do the buildings. Angela is getting bids.

George said the outside lights are not working. He has checked the timer. Roger will check the breaker.

The meeting adjourned at 3:05 pm