

Shadow Creek Condo Assoc.  
Minutes of the Board Meeting  
4<sup>th</sup> September, 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 Agenda

Approval of Minutes

John moved that the minutes of the July 20, 2009 meeting be approved, with the addition that Sam and George were going to speak with the City regarding the back decks. The item that Angela was going to seek a bid from Melton should be struck. Sam seconded the motion which passed unanimously.

Financial Statements

Buildings are over budget because of the repairs at 337/301. We are on track with the reserves and have \$62,450.00 in the reserves account.

We plan to do a long term replanting study.

The owner of 337/301 is two months behind in Homeowners dues. Angela will call her. The Board is considering assessing late fees.

Old Business:

Siding bids:

Sam moved to engage Highland Construction to repair the siding, providing they provide a certificate of insurance. John seconded the motion which passed unanimously. We want to order twenty 16' siding boards extra. Angela will find out the price.

Community patio at Gazebo:

Sam has been working with the City. The wetlands law requires an administrative permit. Flagstone requires a \$50.00 permit, a wood deck requires and administrative review. We will ask the membership in the newsletter and put in pictures to see if people are interested. We will get an estimate from Milestone Construction. We will also need to get some tables and chairs.

New Business:

Landscape issues:

The front entry is a priority. The bid to re-landscape this area was \$1,200.00 - \$1,500.00. Sam moved we authorize John's plan up to \$1,500.00. Roger seconded the motion which passed unanimously.

Solar panels:

When we re-roof building 315, John says he has someone who could look at the utility bills to see how much money we could save by installing solar panels. He can come out and make a plan.

Approval of Remodel:

The remodel at 337/101 was approved.

Building signs:

We discussed whether we should have new signs made or touch up the existing signs.

One of the parking blocks is broken. Angela will have it replaced.

The meeting adjourned at 3:20 pm