

Shadow Creek Condo Assoc.
Minutes of the Board Meeting
January 18, 2010

Present: George Thompson, Sam Maphis, John Martin, Roger Gridley, Mary Nakashian.

Absent: Mary Spalding and Angela Bartlett

The meeting was called to order at 1:07 pm. We have a quorum.

Approval of Minutes

George added a clarification relating to adding timers to the hot water lines: "The Board voted not to install timers on the hot water lines." The minutes were approved as amended.

Financial Statements

The Board approved the financial statements for the period ended 12/31/09.

Homeowner Concerns

Dave Rosenberg attended part of the meeting to discuss concerns about noise caused by his son. The new occupants of 337-202 had spoken to Dave and to George about this and indicated that the situation had improved since those talks. Dave said he put two layers of rugs in the entry area and that his son was not wearing shoes while inside. He also indicated he and Ashley would do everything they could to keep the noise down. The Board expressed appreciation of these efforts, recognizing how difficult it is to control an active 3 year old.

The Board discussed Cathy Sanford's fall on the ice at the end of the walk out of 315. Water drains onto that area and then re-freezes, making it very slippery. We agreed to place a covered bucket of 'ice melt' at that spot. Having the ice melt at hand means that residents can scatter it on the ice when necessary.

Old Business

The Board agreed to pay the outstanding elevator bill.

New Business

The Board reviewed the bids for the back-flow preventer work in both buildings and unanimously approved Mark at Centennial to do this work. Streamline will inspect the work and certify it.

The Board formally approved the written request and agreement signed by the prospective owners of Unit 203 in 315 to bring their dog "Hammy."

The Board set the annual meeting for Sunday, March 7 at 5:30 at Unit 101, 337.

The Board discussed the outline for the 2010 budget. Issues covered include a \$20 per month increase for each of the next three to five years in order to build the reserve to cover possible expenses such as a roof on 315, painting both buildings and about \$5000 for the gazebo area. Sam and George will put together a draft budget and present it to the Board before the Annual Meeting.

The Board agreed to meet before the Annual Meeting to approve the proposed budget, finalize Board-generated nominations for the new board and develop the Annual Meeting agenda.

Several board members looked at the garage in 315 and noticed that some owners were either storing inappropriate material or were storing material in inappropriate places near their cars. The Board will follow-up with the owners and with Angela to make sure this problem is addressed.

The meeting adjourned at 2:30.