

**SHADOW CREEK  
2015 ANNUAL MEETING MINUTES  
Thursday, December 3, 2015**

Saddle Rock South Clubhouse  
6800 S. Liverpool St, Ste A, Aurora CO 80016

**I. CALL MEETING TO ORDER**

The Annual Meeting was called to order by Mike Melcher, President, at 6:35PM. In attendance were Patty Hogan, Vice President, and Harriet Holland, Secretary (Mike Hendrick and Barb Skramstad had resigned); Dan Anderson II, Community Manager representing Metro Property Management; and 22 homeowners.

**II. ESTABLISH A QUORUM**

Twelve homeowners (20% of 60 homes) are needed for a quorum. Quorum was established with 18 homes represented in person (16) or by proxy (2).

**III. PROOF OF NOTICE**

Dan Anderson II of Metro Property Management demonstrated that the Notice was sent in compliance with the Bylaws.

**IV. APPROVAL OF 2014 ANNUAL MEETING MINUTES**

On a motion duly made and seconded, Minutes of the 2014 Annual Meeting were unanimously approved.

**V. PRESIDENT'S REPORT**

Mike Melcher introduced current Board members. He then summarized some of the challenges faced during the year, and actions taken by the Board and Management company to achieve the goals of the Shadow Creek Homeowners Association:

- A. New Construction. The Board has a continuing good rapport with the new builder, Saddle Rock Duplexes (SRD). Although the dirt and noise caused by construction is bothersome, it will be worth it when the vacant lots are finally built out. SRD has agreed to repair all road damage caused by its construction vehicles.

The six new duplexes were designed to look and feel similar to existing homes, but will not be an exact match due to differences in interior and exterior design and availability of building materials. Shadow Creek's two original builders, Genessee and Amber, also had differences in design, materials, and colors.

- B. Private Roads. Ownership of Shadow Creek's private roads has not yet been conveyed to the City of Aurora. The project is ongoing with various government officials.
- C. Pest Control. So much damage to homes was caused this year by squirrels and raccoons that, in addition to the installation of spikes to deter climbing, trees were pruned away from homes and reinforced soffits were installed in homes that had been invaded.

- D. Tree Pruning. Although not budgeted for, major tree pruning was required to remove broken branches from the ice/snow storm; as a deterrant to squirrels and raccoons from accessing houses; and to maintain the general health of mature trees that had not been pruned in over 12 years.
- E. Concrete Repairs. Certain sidewalks and driveways have been repaired by either concrete replacement or mudjacking. This year's repairs were limited to safety concerns only – no cosmetic issues were addressed due to budget constraints. The Board hopes to begin cosmetic repairs in 2016, but next year's walk-through will determine what safety issues must be handled first.
- F. Mailbox Vandalism. Random name plates have been punched out. Metal fronts have been bent and broken open. The Outgoing Mail lid has been broken several times. No pattern has been discerned and we have no witnesses. The U.S. Postal Service and Arapahoe County Sheriff's Dept. are aware of the problem. We suggest not leaving mail in the Outbox overnight; mail early in the day so the postman can take it on his usual rounds. We also can use the Outgoing Mail slots in Star Pass's mailbox kiosks.

#### **VI. 2016 BUDGET RATIFICATION**

The budget proposal was discussed, with Melcher providing details on certain line items. On a motion duly made and seconded, the budget was unanimously approved. Monthly dues for 2016 will be \$260 per home.

#### **VII. ELECTIONS**

- A. Three seats were up for election, each for two-year terms. Patty Hogan stood for re-election; two other Board positions were vacant.
- B. Mike Melcher and Harriet Holland remain on the Board to complete their terms through 2016.
- C. The floor was opened for nominations. Ray Blazak graciously offered to serve on the Board for a two-year term (2016 and 2017). No additional nominations were made. On a motion duly made and seconded, it was unanimously resolved to close the floor for nominations.
- D. Ray Blazak introduced himself.
- E. Homeowners were asked to cast their ballots.
- F. Patty Hogan and Ray Blazak were elected to the Board.

#### **VIII. ADJOURN**

On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:15PM. A Board meeting followed.

Respectfully submitted,

Harriet Holland  
Secretary

**Homeowners Attending 2015 Annual Meeting**

Blazak, R.

Campbell, I.

Claassen, F.

Conant, J. & G.

Hawks, K.

Hendrick, M. & M.

Hogan, C. & P.

Holland, H. (plus one proxy)

Kurtz, C. & I.

Ladd, A.

Melcher, M. & S. (plus one proxy)

Skramstad, B.

Turachak, P.

Van Etten, D.

Vitello, C.

Youngman, G. & M.