

**SHADOW CREEK HOMEOWNERS ASSOCIATION
MINUTES OF BOARD MEETING**

Thursday, December 1, 2016, 7:50PM
Saddle Rock South Clubhouse
6800 S Liverpool St, Aurora CO 80016

ESTABLISH A QUORUM (three of five directors needed)

Directors' titles were decided, then a Quorum was established: Mike Melcher (re-elected), President; Patty Hogan, Vice President; Mindy Dunbar (newly elected), Secretary; Ray Blazak, Treasurer; Dave Van Etten, Member-at-Large.

The meeting of the Board was called to order 7:50PM after the Annual Meeting was adjourned. In attendance were Dan Anderson II, Community Manager representing Metro Property Management, and two homeowners.

I. APPROVAL OF AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

- A. The Board unanimously approved the Agenda.
- B. No conflicts of interest relative to agenda items were reported.

II. SPECIAL GUESTS *none*

III. HOMEOWNER FORUM *discussed during Annual Meeting*

IV. MINUTES OF PRIOR MEETING

Minutes of the October 27, 2016 meeting were unanimously approved by the Board. There was no meeting in November.

V. FINANCIALS

Financials for October 2016 were unanimously approved by the Board pending audit.

VI. COMMITTEE REPORTS

- A. Social Committee: Forty-three homeowners are signed up for Shadow Creek's Holiday Party to be held on Dec. 3rd at the Clubhouse; catering to be provided by Olive Garden; decorating committee meets at the clubhouse earlier that day.
- B. ARC Committee *no activity*

VII. MANAGER'S REPORT *verbal*

- A. One home was sold since our last meeting: 22321 E Plymouth Cir (\$365,000 resale).

VIII. UNFINISHED BUSINESS

- A. 22499 E Plymouth Cir: Garage Ceiling Water Leak Stain. A repair proposal was received from HPS which included possible heat tape to be installed to prevent ice from building up. Board approved and signed Scope of Work proposal. HPS then said that heat tape could not be installed because there was no access to electrical cable. However, Melcher had cleared the drain line so hopefully ice will not build up after a storm.

- B. 22397 E Plymouth Cir: Corrective Roof and Sidewall Issues. A modified proposal, excluding sidewall issues for now, was approved and forwarded to HPS. Board approved and signed a new single roof repair Scope of Work proposal. Nothing has been heard from HPS.
- C. Electrical power 110V was installed at the back of the mailbox kiosk for quick charging start-up of Summit Services snow blower.
- D. HOA needs plans and drawings from Saddle Rock Duplexes showing their proposal for remedy of the drainage problem at 22435. They never gave the Board a report from the surveyor for consideration and approval, so the Board is unable to perform due diligence to consider partial funding of the project. SRD's landscaper tied into Shadow Creek's irrigation system with no supervision from Summit Services, so if there is any leakage problem, SRD will be responsible for repairing it.

IX. NEW BUSINESS

- A. Dan Anderson II requested approval of a Reserve Fund transfer of \$19,200 to the Operating Account in order to pay all remaining bills for the year. Upon motion duly made and seconded, approval was given unanimously by the Board.
- B. Harriet Holland completed her most recent two-year term on the Board and did not stand for re-election. However, she has offered to continue creating and posting notices for the display cases in the mailbox kiosk. The Board discussed and approved her proposal.
- C. Homeowners at 22435 may be submitting an ARC request to install a fence to prevent people from riding bicycles and short-cutting over their property to and from Larkspur Park.
- D. The next Board meeting is scheduled at the Clubhouse for January 26, 2017 from 6:30-8:00PM.

X. ADJOURNMENT

The meeting was adjourned to Executive Session at 9:30PM.

- XI. **EXECUTIVE SESSION** (to discuss delinquencies, violations legal counsel) commenced when the regular session meeting adjourned. Homeowners were excused from the room by the Chair.

Respectfully submitted,

H. Holland for Mindy Dunbar, Secretary