

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

Thursday, March 23, 2017

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

ESTABLISH A QUORUM (3 of 5 directors needed). Quorum established: Patty Hogan, Vice President; Mindy Dunbar, Secretary; Ray Blazak, Treasurer; Dave Van Etten, Member-at-Large. Dan Anderson of Metro Property Mgmt. was also in attendance. Meeting of the Board was called to order at 6:30.

- I. **APPROVAL OF THE AGENDA/DISCLOSURE OF CONFLICTS OF INTEREST:** Approval of agenda was moved/seconded by Ray/Dave. Mindy Dunbar will have a conflict of interest under unfinished business, drainage remedy proposed for 22435 EPC.
- II. **SPECIAL GUESTS:** None
- III. **MINUTES:** January 27, 2017 minutes were approved. Moved/seconded by Ray/Patty.
- IV. **FINANCIALS:** Dan Anderson led us through the current financials. Format has been changed effective January 1 as requested. There was nothing unusual, unexpected. Acceptance moved/seconded by Ray/Dave.
- V. **HOMEOWNERS FORUM:** Subjects brought up included:
 - a. Speed bumps. Aurora would have to be convinced there was a need in order to approve the cost.
 - b. Utility boxes were damaged in the March 17 speeding accident in the neighborhood. Dan will follow-up with XCEL and Comcast. No one is suffering any outages.
- VI. **COMMITTEE REPORTS:**
 - a. Social – Both the Valentine’s lunch at Parkway and the St. Patrick’s Day party were well attended. No date currently set for another luncheon.
 - b. ARC – Van Etten landscape improvement was approved by email.
- VII. **VENDOR REPORT:** Due to the dry winter, Summit Services watered new/at-risk plantings.
- VIII. **MANAGER'S REPORT:** Dan walked us through this detailed report (see attached).
- IX. **UNFINISHED BUSINESS:** Most items are awaiting warmer weather to complete – painting, minor roof repairs, window well replacements etc. Builder will be reminded that HOA won't underwrite the additional water cost for establishing new sod and plantings in the remaining new homes. Cost to amend drainage at 22435 EPC (approximately \$4200 to install swale) will be split between the HOA and the builder; moved/seconded by Patty/Ray with stipulation that HOA retain any landscaping gravel removed in course of the project.
- X. **NEW BUSINESS:**

- a. Speeding accident on March 17 caused some damage to utility boxes, downspout and possibly landscaping. All these are minor and are being handled.
- b. Rather than a pond service, we should be hiring a pool service company to maintain the water feature. Dan is soliciting bids.
- c. 22361 EPC interior water damage will run approximately \$1000. It would be prudent to inspect all Rutherford models and do preventive maintenance work. Cost of exterior repair is over-priced; Dan will solicit other bids.
- d. Board will meet April 18 and 20 for landscaping and concrete walk-throughs respectively.
- e. Tax preparation agreement was presented; moved/seconded by Ray/Mindy.
- f. 22371 EPC gutter replacement bid came in unreasonably high; other bids will be solicited.
- g. Summit Services – pruning, tree spraying and minor sod repair were approved by board members; tree fertilization was declined and 2 other issues were tabled pending landscape walk-through on April 18.
- h. There is interest in an opt-in neighborhood directory; board members will contact homeowners individually regarding participation.
- i. Next meeting will be Thursday, April 27, 2017 at 6:30 at The Clubhouse.

XI. **ADJOURNMENT:** Board adjourned to executive session at 7:50. Moved/seconded by Patty/Ray.

XII. **EXECUTIVE SESSION:** Commenced when the regular session meeting adjourned. Homeowners were excused from the room by the Chair. (Discuss delinquencies, violations, legal counsel.)

Respectfully submitted,

Mindy Dunbar/Secretary