

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

Thursday, April 27, 2017

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

ESTABLISH A QUORUM (3 of 5 directors needed). Quorum established: Mike Melcher, President; Mindy Dunbar, Secretary; Ray Blazak, Treasurer. 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:** Approved (no motion needed); no conflict of interests.
- II. **SPECIAL GUESTS:** Justin of Aspen Reserve Studies. We've not ordered one since 2009, awaiting the completion of the remaining duplexes in order to have a more accurate picture. Our HOA does not fit neatly into their current pricing model in that we are former clients but have waited more than 5 years to repeat the study. Much of the data from the previous study would still be applicable, no need to re-do so we are asking that the owner provide us with a firm price for a "platinum" level study, 7 week turnaround for former clients.
- III. **MINUTES:** March 23, 2017 minutes were approved. Moved/seconded by Mike/Ray.
- IV. **FINANCIALS:** We did not go into depth here as there was a software glitch which impacts our assessment income. Until the software company corrects, we cannot approve the financials. As to other expenditures, there was nothing unusual, unexpected. Most of our bills occur during the warm months (painting, landscape services etc.).
- V. **HOMEOWNERS FORUM:** Subjects brought up included:
  - a. Have the handicap areas been painted recently? No; they do not need attention now.
  - b. Homeowner Brian Bastian's proposal to build a book exchange box for the community (see [www.littlefreelibrary.org](http://www.littlefreelibrary.org)) was well-received and will be pursued like a design request.
  - c. Mike advised that the mail kiosk will be re-painted soon.
  - d. As to replacing the mail kiosk altogether, we've not found a vendor yet. However, it is still under consideration.
  - e. It was agreed that HOA minutes would be posted at the mail kiosk, appropriately labeled draft or approved in order to keep the community well informed.
  - f. There is some graffiti to be removed; finding a product that works has been a challenge but the problem has not been forgotten.
- VI. **COMMITTEE REPORTS:**
  - a. Social – No date has been set for a May lunch but Harriett and Patty will book something.
  - b. ARC – Dunbars' 3 change requests (landscape additions, split rail fence and painting of front door) have been approved by the board.

- VII. **VENDOR REPORT:** Summit Services sent out their general newsletter; nothing specific to our development.
- VIII. **MANAGER'S REPORT:** Dan walked us through this detailed report of his activities on our behalf during the past month. Of note were the annual landscape and concrete walk-throughs. As to the former, most of what the board and Dan noted will be addressed by already scheduled, routine activity. A few bids for additions/replacements to landscaping and for concrete safety issues have yet to be received. The board will review as they come available in order to get on the vendors' schedules.
- IX. **UNFINISHED BUSINESS:** As noted last month, most items are awaiting warmer weather to complete – painting, minor roof repairs, window well replacements etc.
- X. **NEW BUSINESS**
- a. We continue to search for a water feature maintenance service. We have one bid; however, if anyone has any leads, Dan would like to know. Neither pond nor pool services are appropriate.
  - b. Bids received for roof soffit areas are too high; Dan has some other leads.
  - c. As mentioned above, bids will be coming in for some concrete work as well as landscape additions.
  - d. Rabbit bush will be cut back fully during the next pruning late May or early June. In the long run, we want to remove them entirely so we'll get a bid from Summit Service to include some or all in 2018 if possible. The difficulty is that the root system is extensive, possibly necessitating stump grinding.
  - e. Exterminator service was dispatched twice.
  - f. We're working on an opt-in neighborhood directory which should be available in the next few weeks.
  - g. Next meeting will be Thursday, May 25, 2017 at 6:30 at The Clubhouse.
- XI. **ADJOURNMENT:** Board adjourned to executive session at 7:55. Moved/seconded by Mike/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,

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Mindy Dunbar/Secretary