

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

Thursday, May 25, 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; 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:** Agenda approved; moved/seconded by Patty/Ray. Mike will have a conflict of interest as relates to architectural requests submitted by him.
- II. **SPECIAL GUESTS:** While there were no special guests this month, 4 homeowners attended.
- III. **MINUTES:** April 27, 2017 minutes were approved. Moved/seconded by Patty/Ray.
- IV. **FINANCIALS:** There was nothing out of the ordinary to be reviewed. In light of the amount of time needed to go over an accounting software glitch which occurred last month, discussion and approval of financials was pushed into the executive session.
- V. **HOMEOWNERS FORUM:** Subjects brought up included:
 - a. The state of the perimeter fencing. (Bids to repair and paint ran about \$15,000 which is not in the budget this year. Once we are able to do so, the ownership and therefore upkeep can likely be deeded over to Metro District.)
 - b. Potholes. Shadow Creek Duplexes will be asked to repair road surfaces damaged by construction projects. Mike will get in touch with Aurora Public Works about the area on the east side of the neighborhood which seems to be damaged due to park runoff.
 - c. The grass around and near the detention pond needs attention and to be mowed better. Dan will contact Summit Services.
- VI. **COMMITTEE REPORTS:**
 - a. Social – 15 residents attended the May luncheon at Olive Garden; date and location for a June luncheon are TBD. The 4th of July party will be on Sunday July 2; details will be posted at the mailbox early/mid-June.
 - b. ARC – 4 of the 5 requests had already been approved by the Board via email; the final one for fencing in a patio was discussed and approved with a minor modification.
- VII. **VENDOR REPORT:** Nothing was received this month.
- VIII. **MANAGER'S REPORT:** Dan walked us through this detailed report of his activities on our behalf during the past month.
- IX. **UNFINISHED BUSINESS:** Included various roofing issues, drainage at 2 homes, landscaping upgrades from the spring walk through, concrete replacement, pest control and the reserve

study for which a bid has now been received and can be approved as it is the price adjustment we requested.

- X. **NEW BUSINESS:** Included were a mudjacking bid, the contract with Tranquility Tanks for water feature maintenance, a bid to paint perimeter fencing, signing of 2016 tax returns, signing agreement for 2017 tax preparation with same firm, the need for extensive brush/tree clearance around pond and maintenance issues at 2 homes. The next HOA meeting will be Thursday July 27 at the Saddle Rock Clubhouse. If need be, the Board will meet for a work session in June.
- XI. **ADJOURNMENT:** At 8:00, it was moved/seconded by Ray/Dave that the meeting be adjourned.
- XII. **EXECUTIVE SESSION:** Commenced when the regular session meeting adjourned. Homeowners were excused from the room by the Chair. (Discuss delinquencies, violations, financials.)

Respectfully submitted,

Mindy Dunbar/Secretary