

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

Thursday, July 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; Patty Hogan, Vice-President, 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:** Agenda approved; moved/seconded by Mike/Ray.
- II. **SPECIAL GUESTS:** While there were no special guests this month, 14 homeowners attended.
- III. **MINUTES:** May 25, 2017 minutes were approved. Moved/seconded by Mike/Ray.
- IV. **FINANCIALS:** There was nothing out of the ordinary to be reviewed.
- V. **HOMEOWNERS FORUM:** The primary subject discussed was the amelioration to the west end of the detention pond which had commenced a few days prior to this meeting following Board approval of a proposal from Summit Services to plant 6 sumac trees then stabilize the area with rip rap. The owners who most frequently view the area asked that the work be stopped until they could offer a counter proposal. A meeting between those owners, the Board and Dan Anderson was set for Saturday afternoon.
- VI. **COMMITTEE REPORTS:**
 - a. Social – The 4th of July was very well attended, including a number of new owners; many thanks to the Melchers for all their time and generosity! The next luncheon is scheduled for August 14 at Parkway Grill.
 - b. ARC – 3 of the 4 requests had already been approved by the Board at a work session a week earlier; the 4th – a privacy fence erected without permission by Saddle Rock Duplexes (SRD) – was not. Resolution on that matter will occur in further meetings with SRD.
- VII. **VENDOR REPORT:** A generic newsletter from Summit Services was received; nothing specifically relevant to our community.
- VIII. **MANAGER'S REPORT:** Dan walked us through this detailed report of his activities on our behalf during the past 2 months.
- IX. **UNFINISHED BUSINESS:** Still pending are the reserve study, window well replacement (2 must be replaced this year) and some additional concrete work where safety is a pressing issue. Several landscaping orders from Summit agreed to at the aforementioned work session were ratified. Both landscaping and concrete work this year will exceed the budgeted amount but there have been savings on other line items which free up enough cash to cover the excess without dipping into reserves or undermining our 2017 budget. On July 12, a letter was sent by

Metro Property Mgmt. to SRD itemizing the remaining problems created during construction; we will be meeting with SRD representatives at a later to date to discuss.

- X. **NEW BUSINESS:** Due to excess water runoff, there was concern a few weeks ago that our sprinkler system might be co-mingled with Richmond Homes where the properties abut; this has proved not to be the case. The next HOA meeting will be Thursday, August 24 at the Saddle Rock Clubhouse.
- XI. **ADJOURNMENT:** At 8:20, it was moved/seconded by Ray/Mike 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