

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

Thursday, August 24, 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. Dan Anderson of Metro Property Management 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 with the following additions: 1) ARC request from Don and Alice Taylor, 2) tree replacement as new business and 3) a request to change the day of HOA meetings from 4th Thursday of the month. As amended, approval moved/seconded by Patty/Mike. No conflicts of interest.
- II. **SPECIAL GUESTS:** While there were no special guests this month, 12 homeowners attended.
- III. **MINUTES:** July 27, 2017 minutes were approved. Moved/seconded by Patty/Mike.
- IV. **FINANCIALS:** Year-to-date financials through July were to be approved pending audit. Mike went over the highlights with residents in attendance. As there were no questions and nothing out of the ordinary in the report, approval was moved/seconded by Mike/Patty.
- V. **HOMEOWNERS FORUM:** Several attendees noted the increase in raccoons around the property. All residents can contact Dan Anderson if the raccoons' presence become problematic or invasive; he will promptly address any issues. Two other homeowners inquired about installing signs at the various private parking spots to prohibit use by Larkspur Park users. Dan will obtain pricing so the Board can further consider the request.
- VI. **COMMITTEE REPORTS:**
 - a. Social – Sixteen residents attended the last luncheon. Another outing will be scheduled soon along with setting a planning date for the annual holiday party.
 - b. ARC – Action on the unapproved privacy fence between 22391 East Plymouth Circle and 22387 East Plymouth Circle is yet pending. Instructions for submitting a major backyard renovation were provided to recent new residents.
- VII. **VENDOR REPORT:** A generic newsletter from Summit Services was received; nothing specifically relevant to our community.
- VIII. **PRESIDENT'S REPORTS:** Mike recently attended an informational meeting of the Saddle Rock South Metropolitan District devoted to the failed November ballot issue. The infamous TABOR Amendment requires specific language for all tax measures put to voters. This was likely misconstrued as a tax increase rather than the renewal of an existing fee and its manner of collection. For this reason, each home here has been paying a separate \$47 per month directly to Saddle Rock South Metro rather than having the fee bundled into the property tax. Reverting to the prior methodology would save each home in Shadow Creek a substantial sum of money because we are paying the identical amount as a \$1-2 million dollar home within the Metro

District. Please watch for a blue informational booklet and ballot not from the county but from a law firm hired to manage the 2017 Initiative. As a Board, we will provide additional information to help owners make an informed decision.

- IX. **MANAGER'S REPORT:** Dan walked us through this detailed report of his activities on our behalf during the past month.
- X. **UNFINISHED BUSINESS:** Still pending are the reserve study, resolution of several issues with builder Shadow Rock Duplexes and work dates plus related notifications for upcoming small concrete projects.
- XI. **NEW BUSINESS:** A request was received from one homeowner to change the HOA meeting date from the 4th Thursday of each month (as needed). Mike agreed to look at the availability of the Clubhouse on other days as a factor in considering the request. Another homeowner had inquired about replacing a now defunct tree planted by the prior owner; as said tree was never approved, the decision is not to re-install. Various small projects involving landscape services, concrete, window wells and so forth were okayed while one request was tabled. The snow removal contract with Summit Services will be approved once some typographical errors in the document are corrected. Upcoming dates of note are the board meeting on Thursday, October 26, the annual homeowner meeting on Thursday, November 30 to approve the 2018 budget and the holiday Saturday, December 2. As a matter of efficiency, the Board will hold a work session prior to the next HOA meeting to get started on the budgeting process.
- XII. **ADJOURNMENT:** At 7:40, it was moved/seconded by Mike/Patty that the meeting be adjourned.
- XIII. **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