

Shadow Mountain Townhome Association

Board of Managers' Meeting

January 7, 2009
5:00 p.m., Mountain Standard Time
Via Teleconference

I. **Call to Order, Roll Call**

Mr. Michael Mizen called the meeting to order at 5:00 p.m. on January 7, 2009. Present were Board members Mr. Alex Biel, Mr. Todd Klindworth, Ms. Chrissy McNamara, and Mr. Don Gilbert.

II. **Proof of Notice**

The meeting was arranged via e-mail to all Board members.

III. **New Business**

Todd Klindworth asked Board to consider allowing him to complete construction during seasonal construction embargo period on his unit, which was delayed due to a sudden and severe medical emergency on the part of the Contractor, Jon Burnett. After discussion, Board agreed to make a one-time exception to permit Klindworth to finish under the following conditions: no construction to begin before 15 January. No construction after January. 23. Subs to be instructed not to start work prior to 8:00a.m. Painting and other 'quiet' tasks (only) may be completed post Jan 23 ; construction vehicles not to hinder/block owner/renter parking in any way at any time.

IV. **Next Meeting Date**

The next Board meeting to approve the 2009 budget was set for January 20. It was agreed that Bruce Dierking would be invited to discuss possible legal expenses for 2009.

V. **Adjournment**

Mr. Mizen adjourned the meeting at 6:00 p.m.