

Shadow Mountain Townhome Association

Board of Managers' Meeting

Wednesday, May 20, 2009
5:30 p.m., Mountain Standard Time

I. Call to Order, Roll Call

Mr. Michael Mizen called the meeting to order at 5:35 p.m. on Wednesday, May 20, 2009. Present were Board members Mr. Alex Biel, Ms. Chrissy McNamara, Mr. Todd Klindworth, Mr. Bruce Dierking, and Mr. Don Gilbert. Also present was Mrs. Susan Spalding of Spalding Management Services.

II. Proof of Notice

The meeting was arranged via e-mail to all Board members on May 12, 2009.

III. New Business

A. Decks for Units 17 and 20 - Michael had distributed rough plans for replacing the decks on Units 17 and 20, which the Board had previously agreed was an Association expense to replace. Discussion ensued about the high cost of replacing the two decks. The estimated cost to replace Unit 20's deck is \$16,300; the estimated cost for Unit 17 is \$25,000.

Michael made a motion to leave Unit 20's deck in its current state, which Lee Sullivan cleared recently. Alex Biel seconded the motion. All were in favor. Michael sent Alex's photo of the Unit 20 deck area to everyone. There was some discussion as to whether or not railing needs to be added to the bottom of the stairs.

It was agreed that remedial work should be looked at now to make the Unit 17 deck usable for the summer of 2009 given the high estimate to replace the deck. It was agreed that Rick Borkovec and Jon Burnett will be asked to provide quotes to do the remedial work. It was agreed that the lowest bid would be accepted, not to exceed \$3,000 to make the deck safe. It was agreed that Jon Burnett's plan from Martin/Martin was not what the Board wants to pursue. Todd will talk with David Whitman of Martin/Martin as to what should be done for Unit 17's deck.

Chrissy suggested that a process for deck remodeling by owners be developed and documented. It was agreed that this is needed. Todd suggested that an advisory subcommittee to the Board be formed to review deck plans.

B. Property Taxes – numerous e-mails had circulated amongst the Board regarding the increased property tax valuations. It was generally agreed

within the Board that it did not make sense for the Association to argue the valuations as the cost to protest exceeds the expected tax savings, but that individual owners might still be interested in protesting their valuations. Michael will inform the owners via e-mail of this decision tomorrow with a reminder that protests must be filed by June 1.

- C. Centurion Partners – Michael does not have an update on the neighborhood development. A meeting is scheduled on May 27 by John Sarpa to discuss their current plans with interested parties.
- D. State of Property – Alex made a point that Lee is doing an excellent job keeping the property looking good. He asked why the walkway water runoffs are epoxied battleship gray. He asked that people consider what color they should be changed to given that more colors are available. It was agreed that it should be a color closer to the stucco color, and that Lee could re-epoxy them.

IV. Adjournment

Mr. Mizen adjourned the meeting at 7:00 p.m.

These minutes prepared by Susan Spalding this 20th day of May 2009.