

**SHADOW OAKS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING**

MINUTES
MARCH 15, 2018 – 7:00PM
CLUBHOUSE AT SHADOW OAKS

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00 pm by President Nancy Fisher. Also present was Ute Green, and Dianne Walton.

Kathren Pearce was not present.

II. SECRETARY'S REPORT –MTA by Nancy Fisher the minutes of the January 18, 2018 meeting, second by Dianne Walton. Approved.

III. GUEST – Jose from CLS was present to discuss landscape issues. Various landscape questions were addressed by Jose.

IV. HOMEOWNER COMMENTS – 3 other owners were present to share their comments.

V. TREASURER'S REPORT –February 2018 financial – MTA by Nancy Fisher, second by Ute Green. Approved.

VI. BOARD BUSINESS

A. Lien vote –lot # 54 – manager advised vote was no longer needed as owner paid.

B. Utility Audit – manager explained that Pacific Utility Audit analyzes all utility bills to ensure proper billing by the utility companies. Then, they put an employee on site to inspect utility equipment to see if it matches billing and to determine if they can change anything to reduce bills. No out of pocket costs to HOA; PUA gets paid if saving is found and shares in those savings for 3 years. MTA by Dianne Walton to move forward with this audit, second by Nancy Fisher. Approved.

C. Garage Sale – MTA by Dianne Walton to hold a sale on October 20, 2018, second by Nancy Fisher. Approved.

VII. MANAGEMENT REPORT

A. Phone log – reviewed by Board.

B. Work order log – reviewed by Board.

C. Water Usage report – reviewed by Board. Board asked for stats on electric use.

VIII. ADJOURNMENT/NEXT MEETING DATE– meeting adjourned at 7:27 pm. Next meeting date is scheduled for Thursday, May 17, 2018. The Board met in Executive Session to discuss legal matters and third party contracts, delinquencies as well as violations and foreclosures prior to this meeting.