

Shadow Brook Swim Club Homeowners' Association

Board of Directors Meeting – January 23rd, 2008

Location: Neumann Residence, 6666 Bret Harte Dr. San Jose CA 95120

Attendees: Patrick Smith, Carla Neumann, Doug Newton, Henry Blankenheim, Brett Wingo

Call to Order: 7:10 pm

1) Selection of Board Positions

Patrick Smith – President

Doug Newton – Treasurer

Henry Blankenheim – Vice President, Pool

Carla Neumann – Vice President, Communications

Brett Wingo – Secretary

Open – Vice President, Social

2) Pool Update

Fence Damage: Henry is getting two quotes for repair of the Fence.

Parking Lot: May need to be resealed due to cracking. Henry is contacting the contractor who recently applied the asphalt seal. Henry also requested that we all look at the parking lot to determine if we agree that we should not be seeing these issues after such a short time.

Pool: Need to repair 6 foot long crack in the middle of the pool. If water seeps into the crack it could result in major damage to the pool. Pool was inspected by Scuba Pool Repairs and we are researching a cost-effective resolution. The pool was resurfaced in 2004 and Henry will also contact the company that originally did the work, Adams Pool.

Personnel Update for Pool Employees: 2008 salaries for all pool positions were proposed based on a \$.25 per hour increase over 2007 wages. Patrick moved to accept the increase, motion was seconded. Henry will post job descriptions and confirm the candidate for the Pool Manager position.

Budget

Financials: Doug provided current and historical financial statements for the association. The Board's target is to approve the 2008 budget at the April Board meeting. Approved budget will be posted to website once complete.

Membership: Three homes have not paid homeowners dues. Appropriate action has been taken.

Limited use Membership: The Board discussed the two-year trial of "limited use" memberships and determined that Shadow Brook should eliminate this class of membership. Patrick moved to

discontinue the five trial Associate Limited Use Memberships, motion was seconded. Patrick motioned to raise the total Associate Membership from 65 to 70, motion was seconded.

Associate Membership Requests: Targeted mailing date early February, responses must be received by March 10, 2008.

Architectural Control Committee - ACC

There has been a request to put in a process for Board approval of major remodels and additions. Board has agreed to review major remodels and home additions per request by the ACC.

CC&R's

Draft of modified CC&R's is on the Shadow Brook website for review (www.shadowbrook.org). Representatives from the Document Review Group will be invited to attend the next Board meeting and discuss next steps for getting the revised CC&R's out to a full membership vote.

Swim Team

Board needs to find and confirm a swim team representative to the Board.

Next Board Meeting

Target date for next Board meeting is late February, potentially February 22nd.

Meeting was brought to close at 8:30