

Shadow Brook Swim Club Homeowners' Association

Board of Directors Meeting

January 26th, 2009

Location: Wingo Residence, San Jose CA

Attendees: Patrick Smith, Doug Newton, Henry Blankenheim, Carla Neumann, Brett Wingo, Staci Tenczar, - ACC Update, Don Hale and Desiree Childress

Call to Order: 7:10pm

Board Positions - 2009

Patrick Smith – President
Doug Newton – Treasurer
Henry Blankenheim – Vice President, Pool
Carla Neumann – Vice President, Communications
Brett Wingo – Secretary
Staci Tenczar– Vice President, Social

Finance Review and Update

- One house will have a lien put on because they have gone several years without payment.
- The Treasurer will investigate hiring a new tax accountant to save money.

Pool Update

- President proposed that we create a new hiring/selection process.
- Candidates for pool manager will be reviewed and approved by the board of directors.
- VP Pool will draft the new job description for the Pool Manager
- New Rules/Regulation on putting new drain covers on our pool. At least two estimates will be obtained for getting this work done and presented at the next board meeting.
- VP Pool will obtain two estimates for parking lot resurfacing.

Architectural Control Committee (ACC)

- Bob Parker has been added to the ACC
- Formal letter has been sent to owner on Marble Court with regards to the roof that does not conform to the minimum ACC requirements. The board is continuing this discussion and has approved the President to discuss a compromised settlement that would need to be approved by the board should the president and the homeowner come to an agreement.

- The ACC has a difficult time enforcing the current CC&R's. The board discussed creating more specific policies that would be enforceable for the ACC.
- A boat on Moongate has been removed per the ACC's request.
- ACC will be doing a spring walk-through of all streets to assure that homes are conforming to the regulations. This will be communicated in the next Splasher.
- Free trees are available and will be communicated in the next Splasher.
- We have no paint color policy. The ACC is proposing that a color book be created to give people guidelines. The proposed will be based on the Kelly-Moore paint book. As a board we will review the book and determine the range of colors that are acceptable. Other colors would need ACC approval.
- A house on Bret Harte has paint that is unfinished. The ACC will send a letter to communicate a timeline for when the painting must be completed.

CC&R's

- The board will be taking our current CC&R's to an attorney for review to determine where there may be issues.

Communications

- New Splasher will communicate ACC issues as noted above and request applications for the Shadow Brook pool manager
- Web Site will be updated with several items for the 2009 board.
- Following Splashers will add a communication of recent crime activity in the neighborhood.

Meeting was brought to close at 8:20 pm