

Shadow Brook Swim Club Homeowners' Association

Board of Director's Meeting

February 1st, 2010

Location: Shadow Brook Pool, San Jose CA

Board of Director - Attendees: Patrick Smith, Doug Newton, Brett Wingo, Staci Tenczar, Carla Neumann, Lynn Kepp

ACC: Don Hale

Call to Order: 7:04 pm

Board Positions motioned to remain the same as 2009, seconded

Board Positions - 2010

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

General Information

- There was a severe power outage recently. The board will update the timeline in the Splasher on what PG&E's current commitment is to provide improvements.

Finance Review and Update

- Associate membership requests for renewal will go out in February.
- Proposal to increase the homeowners' dues from \$325 to \$340. Approved by the board. This is only the second dues increase in more than 7 years.
- The Board would like to see the capital fund increase from approximately \$57K to \$100K. This is due the age of all our facilities and the board will work towards that over the next several years.

ACC Update

- Draft letter from our attorney has been completed with the President and the ACC on an agreement with a homeowner who had a roof that did not meet the CC&R requirements. The letter will be signed by the homeowner and the President agreeing to the terms previously agreed to in principle.
- These attorneys have also been obtained to review the CC&R's to verify that they are enforceable in the current state. This has been verified by previous boards, but the current board has not been provided with written record of this.
- A Homeowner, after discussions with the ACC and the Board, has agreed to remove a camper per compliance to the CC&R's. The ACC will follow up at the end of the allotted time period to make sure the camper has been removed per the agreement.
- Presidential roofing has a new model of roofing material, with a similar name to our approved model, that has been presented to the ACC. The ACC has voted to not approve this new model and will make this clear in the guidelines.

Pool Update

- An Eagle Scout has volunteered to do a project here at Shadow Brook. The board has approved the project which will include washing, sanding and staining where needed; sand and stain the overhang in the BBQ area; and pressure wash and paint interior and exterior walls as needed. Depending on time this may also include designing something for area where pool filter is, to make it look more presentable from outside. Weather provided the work would be completed by mid-April. All work will be scheduled and cleared by the VP Pool and/or President.
- A new power washer will be purchased since the old one is broken. Pool VP and President will purchase a one that meets our needs.
- Regarding the upcoming hiring process for the Pool Manager, we have one or two e-mails already for interest in this position. Last year we opened the position on Craigslist. Board has decided to put the position on Craigslist again this year and review resumes.
- The board will emphasize to the Pool Manager the critical areas of communication and follow through, including checking references to be sure potential candidates have the experience to be effective in the job.
- Fence work is complete except for the corner by the front area which will be completed in a week.
- Quotes will be obtained for new filters as our current ones are due to be replaced in the near future.

The Meeting was brought to a close at 7:43