

Shadow Brook Swim Club Homeowners' Association

Board of Directors Meeting

April 28th, 2009

Location: Shadow Brook Pool, San Jose CA

Attendees: Patrick Smith, Doug Newton, Brett Wingo, Staci Tenczar, Carla Neumann

ACC: Bob Parker, Don Hale

Swim Team: Mary Nicholson

Call to Order: 7:30pm

Board Positions - 2009

Patrick Smith – President

Doug Newton – Treasurer

Open – Vice President, Pool

Carla Neumann – Vice President, Communications

Brett Wingo – Secretary

Staci Tenczar – Vice President, Social

Finance Review and Update

- Membership invoices have been sent out.
- The VP Finance communicated that title transfers are not being automatically communicated by the title companies for some recent transactions.
- All 100 spots are filled and there are 4 people on the associate member waiting list

Pool Update

- Greg has joined us as the new pool manager. The board had many candidates apply and through an interview process selected Greg. Greg is a recent Columbia graduate and has been an ocean lifeguard for many years, where his responsibilities including lifeguard management.
- We will be starting from scratch on all of the pool and lifeguard responsibilities getting everything documented and clearly communicated to the applicants.
- The President took the board on a walk-through of the potential landscaping work. The Board and ACC agree that the concrete, tables and grass proposed are what we would like to have done. The group also suggested the removal of three sets of benches – under the awning, the corner by the street and the area in the northwest corner.
- Scheduling of parties has begun, so far only one is committed for May that will not be using the pool.

- The pool opens Memorial Day.
- New pool hours have been agreed to and posted.
- Swim lesson bookings are going well and we are adding more private lessons.
- Heater needs to be replaced – approximately \$7K and approved by the board.
- The fourth swim coach will join on May 28th.
- Lifeguard interviewing is going well and we are in the process of determine how many will be needed for complete coverage this season.

Architectural Control Committee (ACC)

- The ACC Spring walk-around will be happening over the next several weeks.
- We had a low-water landscape installed and it was pre-approved by the board. The ACC is recommending a policy about low-water landscaping. The ACC will draft a policy for the board to review.
- The ACC is recommending to the ability to levy fines to be able to enforce the CC&R's

Meeting was brought to close at 8:40pm