

# **Shadow Brook Swim Club Homeowners' Association**

## **Board of Director's Meeting**

**April 5<sup>th</sup>, 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: Bob Parker, Desiree Childress, Don Hale

- 13 Homeowners in Attendance, a total of 25 homeowners attended the meeting for at least some portion of the proceedings

**Call to Order:** 7:08 pm

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### **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**

- President's welcome.
- 13 homeowners in attendance in addition to all of the board and ACC at the start of the meeting. As many as 25 homeowners were in attendance throughout the meeting, as several homeowners arrived late and others left early.
- A homeowner brought up that they would like to have any discussion about finances brought up ahead of a board meeting so that people can attend. The board agreed to put notice in the Splasher, and/or a pointer to the information on the website, when significant financial decisions are being considered or have been completed.
- Communications – Per homeowner request the board will put summary bullet information on board decisions into the Splasher
- A homeowner asked where minutes and information are available and the board communicated that the shadow brook website has all postings of minutes and communications – [www.shadowbrook.org](http://www.shadowbrook.org)
- The VP of pool passed out information about the pool regarding what previous attendance has been over the last 2 years. This was in response to comments about the number of associate members that was brought up in the Independent Splasher, a flyer distributed by a homeowner.

- A homeowner communicated that there are CC&R issues with associate members. The homeowner was told by the past president who was in attendance that there was an amendment ~15 years ago to add the associate memberships. It was added that Shadow Brook By-Laws permit Associate Memberships, not the CCR's.
- Homeowners discussed the amount of people at the pool with opinions about if the pool is "overcrowded" or not. Several people spoke for and against the number of people at the pool. The majority of those in attendance believed the pool did not have an overcrowding issue last summer. It was noted that emails did not indicate overcrowding was an issue.
- We do not reach capacity on any days as communicated by the VP Pool, and lifeguards are brought on duty based on the number of swimmers in the pool. A homeowner brought up that the board should take into account safety concerns with the numbers of swimmers even if we are not at capacity.
- The President was asked, per a homeowners' request, could the issue regarding the number of associate members be voted on? The answer was yes it could be voted on, but there are opinions for and against the number of associate members so the board communicated that they did not feel a vote on this was the predominate opinion of the community.
- The VP of pool proposed that we track the pool with better control at the entrance over the coming 2010 summer and then we will evaluate if there is any real overcrowding issues. The board communicated this would be information for the 2011 board to utilize to set that years Associate membership number, as this year's number is fixed at 100 associate memberships.
- A recommendation was made that at adult swim there is appropriate time for adults to get out of the pool. The VP of pool said she would speak with the guard about this issue and have it monitored.
- A homeowner recommended that we put in the Splasher a recommendation to not invite too many guest members for major holidays to avoid any potential overcrowding.
- A Homeowner recommended that we discuss the # of associate memberships at the Fall meeting after we have the summer data.
- Questions about the timing of PG&E putting in a second line to the neighborhood were brought up (documented in previous board minutes). The president communicated that the timing is at the control of PG&E and was supposed to be done in Q1 and was not completed. The case number in PG&E will be put in the Splasher for homeowners to help influence PG&E to get this completed.
- A homeowner brought up that they would like a tree replace on the hill by the flagpole. No one on the board was here when there was a tree on the hill and was not sure what would be replaced. A former board member in attendance suggested that the tree died more than 10 years ago and that board at that time chose not to replace the tree. The board suggested that this particular member propose a landscape plan, or form a landscape committee, and the VP Pool would look into costs and feasibility for board review.

## **Finance Review and Update**

- Invoices were sent out on April 1<sup>st</sup>.

- One homeowner is several years past due, and a lien has been placed on the home.
- Associate members have been notified and given a date to renew their memberships.
- A homeowner brought up that he is concerned about the capital fund and how it is being used. This homeowner would like to see the budget. It was communicated by the board that the budget is posted on line and is handed out at the meetings.
- One homeowner brought up that there are all budgets posted on-line, and frequently accessed, in response to the other homeowner question.

## ACC Update

- A question has been raised about artificial grass, as proposed by one homeowner at 6575 Winterset Way. President has asked for the opinion from the ACC and the homeowner. The homeowner spoke and provided 6169 Meridian as a reference for the same proposed artificial turf that has been installed. Reasons provided are no maintenance, being green, and saving carbon footprint. City of San Jose says that it cannot be put over cement, that it must be put over a porous surface. Price to install is more than the price of replacing real grass.
  - Response from the ACC is that it is being held up because this is the first time something like this has been installed in this neighborhood. ACC brought up that this is a controversial issue and they just want to make sure that the decision is made if this is the right thing for the association and then if it is, what the grade of artificial turf that would be allowed.
  - The homeowners would like to know what the timeframe is that they will be notified if they can proceed with this proposal. The ACC spoke on behalf of communicating the quality of the turf and what the plan is regarding long-term, in particular the replacement.
  - The ACC asked for input on the decision from homeowners, 2 homeowners spoke up and agreed that the product proposed looked good.
  - The ACC proposed that a reasonable timeline would be 60 days to take this under advisement and make a proposal, and put the proposal out for review to the community for 30 days, which would allow the process to be completed within the 60 days proposed.
  - A homeowner spoke and stated that this is a reasonable timeline, the homeowners agreed.
  - The ACC committed to have a draft policy completed within a week.
- The ACC updated on the letters sent for home fix up and follow-up, communicating again the process.
- The boat in the side yard has been removed per the last communication.

## Pool Update

- Current Pool filters are diatomaceous earth and the plumbing and flow rate of water is not up to code, new Sand filtration system and plumbing is being installed.

- The shower is being repainted in April.
- Manager for this year will be Maggie Lougaris.
- Swim lessons are scheduled to start when school ends
- Party booking at the pool will now have to be done in person, to decrease the no-shows and quantity of people discrepancies.
- Per a homeowner question, it was communicated that private pool parties are allowed before the pool is open, but a homeowner must be here the entire time and staff must be available.
- Maggie is taking e-mails to schedule parties, [poolmanager10@shadowbrook.com](mailto:poolmanager10@shadowbrook.com)
- The board is looking at having a greeter at the pool that will handle the guest fees and will make sure people sign in. This would mean everyone would need to sign in, including homeowners.
- SWIM TEAM – Registration is open ongoing and will be open through the end of April. 4 coaches are signed to coach, practice starts April 19<sup>th</sup>. No major equipment purchases are schedule.

The Meeting was brought to a close at 8:45