

Shadow Brook Swim Club Homeowners' Association

Board of Directors

General Meeting – May 26th, 2008

Location: Shadowbrook Pool, San Jose CA

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

- 6 homeowners also attended the general meeting

Call to Order: 11:05 am

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

New Business

- Patrick asked if any new items needed to be addressed. No new items were offered for discussion.

Finance Review and Update

- The Treasurer handed out the financial statements.
- Dues did not go up this year. The Board will review again at the end of this year to determine if dues should be raised for 2009.
- Registration is down for swim team. We hope to have a successful swim team season which will add to the capital funds.
- Question was asked about capital reserves. Capital Funds are approximately \$79K. Question about if this is sufficient, the Treasurer commented that he would like to see this come up to \$100K to allow for larger emergencies.
- The President made a motion to approve the budget, motion seconded and approve unanimously.
- Tax update – the taxes were not filed for three years by the previous Treasurer. The IRS had fined the homeowners association a substantial amount. Doug Newton was able to work with the IRS and have the fine reversed.
- 40 homeowners have not paid their dues. An e-mail is going out to remind these homeowners of their obligation.

Pool Update

- Lights and light fixtures have been fixed at ~\$500. VP Pool worked with a licensed electrician at a reduced rate.
- Motion detectors will be installed on several lights for safety.
- Still need to install new bulbs in the pool lights. This will be done soon.
- We did not have a clean-up day this year at the pool as all items were taken care of by the VP pool or professional help.
- Painting – Quote includes priming and painting of all trim and signs- \$4,000. Will not include the stucco, which is in good shape. Other bids, only verbally were \$6K and \$8K. The President moved to approve, seconded and unanimously approved.
- VP Pool has been guiding the gardeners and has a homeowner volunteer who can help guide the gardeners with the details.
- 13 lifeguards are in place, Leslie is the pool manager. Everyone is certified.
- Landscaping – VP Pool has received quotes for the corner area by the redwoods at \$13,000. This will be tabled until the next board meeting after more quotes can be obtained.
- VP Pool is obtaining quotes to have concrete put where the lawn is damaged at swim meets when chlorinated water splashes out of the pool and kills the grass.
- Question about the calendar – should this be done on-line? Pool Manager and Carla will discuss and coordinate.
- Homeowner suggested that we plant a tree on the grassy hill. VP Pool will investigate the cost.

Social Update

- A proposal was made to have VP Social be a paid position. The board does not feel comfortable with this solution because it would come from the general fund and not all homeowners attend the social events. The Board will continue to pursue individual volunteers for each event.
- A homeowner would like to make sure that 4th of July gets covered as they feel this is an important event. The board has made many attempts to find people to volunteer for events and still have no volunteers. This homeowner was asked to plan the 4th of July event and declined.
- A suggestion was made to have more cultural events to get people more involved.

Architectural Control Committee (ACC)

- On Winterset there are some bushes that are too high, ACC is speaking with them.
- A homeowner brought up an issue on Bright Oak with the house not being maintained. The ACC will send a letter to the parents of this resident and follow up with individual home visits.
- A homeowner brought up the issue about the color of the remodeled yellow house on Bret Harte. The ACC had reviewed the color and approved based on other homes in the neighborhood that are a similar color.

- A homeowner asked that the board go to homes and fix things. It was communicated that the ACC can only enforce the CC&R's and cannot do maintenance for the homeowners.
- A homeowner requested that the ACC become more proactive and powerful with regards to enforcing the CC&R's.

CC&R's

- For the new CC&R's there will be a final draft completed this year and then there will be an attorney review. After attorney review and board review then the CC&R's will go to the homeowners for a vote of approval. The goal is to have the CC&R's updated to current laws and regulations.
- A homeowner asked if there could be a change to the 2/3 vote approval requirements for CC&R's. The President communicated that he believes this is a CA state requirement and the board will check.
- The homeowner attendees agree that we should look at revising the CC&R's and we will proceed with progress on the revision.

Membership Update

- We now have 70 associate members. We moved through 20 people on the waitlist and only one person now on the waitlist has been on for more than one year.

Communications

- A homeowner suggested a letter to the editor section in the Splasher. VP Communications said that she would be happy to add this to the Splasher if homeowners send in letters.
- A homeowner suggested that there may be another methods of communication for events and functions. VP Communications offered that she will investigate the blanket phone call that is used by the local schools.
- A homeowner suggested listing items on www.shadowbrook.org or in the newsletter. VP Communications said she would be glad to add this to the newsletter if items are submitted.

Upcoming Board Meeting

The next board meeting will be targeted for the middle of June, potentially Wednesday, June 11th, pending board availability.

Meeting was brought to close at 12:02