

Shadow Brook Swim Club
Minutes of Board of Directors Meeting – June 11, 2007
Shadow Brook Pool, 1079 Shadow Brook Dr. San Jose CA 95120

(All Board Members present: Patrick Smith, Rodney Whitefield, Doug Newton, Tom Chester, Jody Tempel, Will Todd. Other homeowners present: Chris & Susan Monahan, David Heindel)

A. Open. Patrick called meeting to order at 8:05 pm.

B. Minutes. Will asked for approval of minutes from 3-28-07 (Board Meeting), 4-2-07 (Special Board Meeting), and 5-14-07 (Spring General Meeting). Will was asked to re-email them because some people hadn't read them yet.

C. CC&Rs. Susan Monahan asked that the new draft of the CC&Rs be posted to the web. She hasn't seen the new CC&Rs yet, and wants to see what her neighbors did. Rodney asked that his draft of the CC&Rs be posted to the web, too, but folks didn't want to see them yet. Will reminded the board that Patrick was to document the Board's position about the new CC&Rs; it was decided that posting the minutes from the Spring Meeting should be enough. The new Executive Summary is completed. Both the committee's draft CC&Rs and Executive Summary should be posted on the web site by Wednesday. The CC&R committee is congratulated on their hard work drafting proposed new CC&Rs. All comments about the new CC&Rs must be sent to the Shadow Brook Board of Directors. David Heindel asked what the new CC&Rs are based upon. Answer: they were based on State Civil Code and other homeowner associations' documents.

D. Games. David Heindel said that there was an air hockey table available at no cost. Questions were raised concerning power requirements, noise level, and storage cover. David also commented that the foos ball table needs replacement pieces, and a new cover. The motion was made that David be allowed to spend \$100.00 for these items. Seconded & passed.

E. Parking Lot Lights. Rodney noted that a neighbor wants us to put lights in the parking lot. Rodney commented that we could explore solar. There is a light there already. Power source?

F. Flowers. Chris Monahan asked whether he could plant flowers (Dianthus) by the Shadow Brook sign under the flag pole. Would they get enough water? The answer to both questions was yes. Chris volunteered to do additional watering to the plantings at the entranceway on the other side of Shadow Brook Drive. An announcement will be put in the Splasher asking for additional volunteers. Chris was authorized to spend \$25.00 for flowers.

G. Lawn. Rodney commented that some areas of the lawn near the pool are dying; he thinks that the dying is because of salt from the pool water. It was also noted that we've had three home swim meets in a row, which is responsible for much visible damage and wear and tear on the grass. We have 2 meets away, so the lawn might recover. Also, Rodney thinks the lawn is being watered unevenly. As soon as a method can be worked out, we will drain the pool a few inches and refill it so that the salt level is lowered. The pool guy is coming tomorrow and Rodney will talk to him about this situation.

H. Swim Lessons. Rodney noted that signups for swim lessons are at roughly the same rate as last year. Private lessons are pretty full until July. We may be able to fit in some more private lessons later in summer. The microphone is cutting out, probably because of makeshift hand

wiring. Coaches want to teach an extra half-hour. It was decided to allow Leslie to manage fitting this into the general schedule. We should keep wages the same. The question was asked whether there might be a space problem in the pool by adding more lessons? The answer was no. Should the pool be open every Wednesday night until 9:00? Yes, through July (that's the end of party socials). Pool should also be open until 9:00 Friday and Saturday night, unless there's a party.

I. Lighting. There's a problem with lights. The wiring system is out on the Orangebrick side. Junction box broken. Maybe go solar? Do a short term fix? It was decided we should get some estimates. And the light over the clock is out. Maybe just light bulb?

J. Associate Member Wait List. It was decided that the list should be built up to 30.

K. Dues. Doug noted that 10-12 haven't paid yet. Of that number, 3-4 are multiyear no-pays. Doug wants to contact them about payment. Take people to court? Susan Monahan took a homeowner to court once and won. Are the CC&Rs too old to hold up in court? Answer is no. Homeowners are charged 12% interest on late payment of dues and also a 10% late charge fee. Chris Monahan suggested actually knocking on doors of those who haven't paid dues. Maybe we should put more teeth into penalties? Charge compound interest?

L. ACC. A neighbor is piling up wood on the side of his house.

M. Next Meeting. Next meeting is July 12, 7:00 pm, at Doug Newton's house.

N. Adjourn. Patrick adjourned meeting at 9:25 pm.

Respectfully Submitted,
Will Todd, Secretary