

Shadow Brook Swim Club Homeowners' Association

Board of Directors Meeting

June 10th, 2008

Location: Neumann Residence, San Jose CA

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

Call to Order: 7:10 pm

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

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

Finance Review and Update

- 10 homeowners have not paid their dues. An invoice will go out with late fees to these residents next week.
- The average increase for lifeguard pay is \$1.25 per hour. This includes the minimum wage increases that were required by law.

Pool Update

- Painting is almost completed. Original estimate was \$4,100, actual came out to \$4,300, which includes the bathrooms.
- Repair of broken lighting fixtures is almost complete. Eight out of the 10 are now working and the other two will be completed, with motion detectors for security, in the next week.
- Pool lights will be checked. If the problem is burned out bulbs, they will be repaired this week.
- We need to purchase another 20 chairs. VP Pool will purchase from OSH and submit expense.
- There are now seven tables. VP Pool will ask the Lifeguards to make sure the tables are accounted for if borrowed for any purpose.
- The four boxes for the sprinkler valves are leaking and need to be fixed. The verbal estimate from our gardener is \$1,000. VP Pool will need to make sure that the valves are completed

correctly since there is no written estimate. The work will start this coming Sunday and finish the following Sunday morning.

- The sprinklers need to be turned off on Friday for Saturday swim meets.
- Vending machine – The owners will be asked to remove the new vending machine that was installed by the BBQ area.
- Carla will contact Royal Vending to make sure that the drink vending machine is kept full and that it also contains water.
- The speakers have been replaced and now all four are functional.
- The pool will remain open until 9:00 Wednesday, Friday and Saturday.

Social Update

- Stacy Tenczar and Jennifer Weeks are coordinating volunteers for the 4th of July event.
- There are four Wednesday night socials scheduled, target is six.
- The Secretary will contact several caterers for pricing on a Wednesday night social as an alternative for having a volunteer group do the work.

Architectural Control Committee (ACC)

- The ACC has three open issues with residents. Letters need to be issued to these homeowners.
 - There is a ripped awning that needs to be addressed
 - Bushes need to be trimmed for safety (code enforcement for San Jose City needs to be called).
 - Side of one driveway is all dirt and needs to be planted or covered.
- The ACC log book needs sent to the board and reviewed at every meeting. ACC has taken an action item to make sure this is done.

Communications

- The phone grid has been investigated and is not a viable option for additional communication.
- The board is going to investigate more ways to create an active e-mail list for supplemental communications.

Upcoming Board Meeting

The next board meeting will be targeted for the middle of July. The President will send an e-mail out regarding potential dates.

Meeting was brought to close at 8:10pm