

Shadow Brook Swim Club Homeowners' Association

Board of Directors Meeting

June 28th, 2010

Location: Shadow Brook Pool, San Jose CA

Board Attendees: Patrick Smith, Brett Wingo, Carla Neumann, Lynn Kepp, Staci Tenczar

ACC: Desiree Childress, Don Hale, Bob Parker

1 homeowner was in attendance at the start of the meeting

Call to Order: 7:08 pm Call to Order

Board Positions - 2009

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 Updates

- President called to order the meeting at 7:08
- The President communicated the intent in this meeting was to review the proposed ballot and letter
- The President passed out the proposed CCR letter and amendment, along with the proposed ballot that would go the community for a vote on changing the CCR's to allow synthetic turf.
- All comments on the letter needed to be received by July 1st. This was agreed to by all attendees.
- The president communicated that the proposed ballot, letter and amendment had been written and approved by the attorney and is being put before the board and the homeowner for comments.
- Question from homeowner, what happens if we don't get 70% of homeowners' approval? Does that mean that we are not approving the change? President answered yes, if it does not pass then the CCR's do not change and the board's previous "no" vote on synthetic turf policy stands as the decision of the board.
- Question from the daughter of the homeowner if the CCR's are enforced. Don Hale representing the ACC communicated how the CCR's are routinely enforced including non-compliance that has resulted in settlements and liens. He also communicated that the CCR's have been continuously enforced in the community for over 40 years.

- The homeowner asked about the timing of the final ballot going out and the president replied that with all input being received this week we could have a final review by the attorney and target sending out the ballots in the second week of July, and that the homeowners would have 30 days to respond.

Pool / Swim Update

- VP Pool communicated that we can look into security cameras and that the hardware only in roughly \$400. The Board asked the VP Pool to proceed with getting a quote for full installation.

Architectural Control Committee (ACC)

- The ACC communicated that they would be conducting a summer walk-through of homes to look for non-compliance to the CCR's and communicate to the homeowners where work needs to be done.

Meeting was brought to close at 8:50pm