

Shadow Brook Swim Club Board Meeting July 10, 2006

Board Members Present: Tom Chester, Doug Newton, Patrick Smith,
Jody Tempel, Rodney Whitefield, Monique Bosomworth

Meeting in Session: 7:05 p.m.

Minutes: The draft minutes from the Board Meeting of June 13, 2006 were read, corrected, and unanimously approved as corrected.

Pool: Andrew Robb (the pool manager) will return August 15. In the interim the acting pool manager will be Leslie Hatcher. The transition went smoothly. Andrew has done an outstanding job with pool season start up and facility problems encountered in the early season.

The cold soda vending machine sometimes provides the wrong sodas. Those which are vended incorrectly are being replaced by exchange with cooled sodas from the refrigerator. On duty guards are being provided bottled drinking water without charge.

Installation of one or two chemical storage sheds will be arranged. Lincoln Pool Supply lists plastic chemical sheds at about \$500. Two sheds are envisioned, one for chlorine storage and a separate shed for pool acid storage.

Swim Team: Patrick will follow up with open personnel issues regarding swim team employees and will report at the next meeting.

ACC: The ACC activity log was received by email today. The landscaping of the property at 6727 Bitterroot Place was again discussed. Patrick will contact the ACC about who will send a letter to the owners. The landscaping, which does not meet the requirements of the CC&Rs, had been referred to the ACC, after consideration, at the May board meeting.

Treasurer: The insurance policy for the main umbrella policy at the pool is being renewed. The cost is about \$7,500. Consideration will be given after renewal to increasing the coverage for fire and equipment loss.

Communications: The Board congratulated Tom for an outstanding reconfiguration of the Shadow Brook Swim Club website. An additional button will be installed for Swim Lessons. Items for next Splasher are needed by July 14. The Splasher will be delivered the week of July 17.

Social: The Fourth of July celebration and parade were a great success. "Stuck in the Sixties" band played for the celebration. Jody had obtained five sponsors for "T" shirts and anticipates the need for larger number of T-shirts next year. The parade was well-received. For next year, it was recommended that there be improved announcement of rules for the parade order and the addition of two "parade marshals" to ensure that the bicycles remain in proper order.

Proposed Policy Changes:

The Board reviewed proposed changes to two existing policies and one proposed additional "Home Maintenance" policy. The proposals were reworded and approved to be included in the next Splasher. The Board will receive owner comments on the proposals for 30 days. The proposed policy changes are included as an addendum on pages 2 and 3 of these minutes.

The next Board meeting will be Tuesday, August 22, 7:00 p.m., at the Rodney Whitefield residence 6794 Heathfield Drive. .

Meeting adjourned: 8:55 p.m.

Submitted by: DRAFT
Rodney Whitefield: Secretary

ADDENDUM: PROPOSED SHADOW BROOK POLICY CHANGES:

Architectural Control Committee ("ACC") Approval for New Construction:

~~Any ACC approval (for new construction, landscaping, etc.) is effective for six (6) months from approval date. After that time approval is considered expired and you must resubmit your plans.~~

ACC approval for new construction follows the procedures listed under **Remodel Policy**.

Antenna Policy:

~~Homeowners must request approval of the ACC before installing any antenna or satellite dish. The antenna should be located so that it is not visible from the front of the home. If this is not possible, the request must state the location chosen is the only one possible consistent with good television reception. Other locations that may be considered may include the attic or a location where the house partially or fully limits visibility from the front of the property.~~

Only antennas for the reception of broadcast TV, FM, and Satellite broadcast antennas (i.e., "dish" antennas 39.37 inches or less in diameter) are permitted. All other types of antennas are not allowed.

It is requested that the antennas for broadcast reception **not** be attached to the front walls of the residence or near the front roof eave of the residence. If you have any questions, please contact the ACC who may be able to advise as to placement.

[**Note:** The present Antenna Policy is contrary to controlling FCC regulation. Any requirement for prior approval of location is specifically forbidden. The change brings the Antenna Policy into compliance with the FCC rules.]

PROPOSED ADDITION TO SHADOW BROOK POLICIES:

Home Maintenance:

Because Shadow Brook homes were built in 1970, some components of the original construction have been routinely replaced throughout the properties in the process of maintaining the residences and the desirable appearance of Shadow Brook. Replacement of the following components with materials equal or better than the original are part of normal maintenance and do not require ACC approval.

1. Replacement of exterior windows with equal or better.
Double pane windows are commonly installed as replacements.
2. Replacement of concrete driveways with equal or better concrete driveways.
3. Replacement of exterior doors or garage doors with equal or better.
Roll-up garage doors are to be painted to match the existing color of the residence unless otherwise approved by the ACC.
4. Replacement of rain gutters and down drains with equal or better.
The replacement gutters and down drains are to be painted to match the existing color of the residence unless otherwise approved by the ACC.
5. Replacement of entry walks with equal or better materials.