

## **Shadow Brook Swim Club Board Meeting September 7, 2005**

**Board Members Present:** Warren Begas, Monique Bosomworth, Rodney Whitefield,  
Jody Tempel, Steve Ferree

**Meeting in Session:** 7:02 p.m.

**Minutes:** The draft minutes for the Board Meeting of August 18, 2005 were read and corrected. The minutes were unanimously approved as corrected.

**Pool:** The DSL has been canceled effective September 30. Inquiry was made about restarting the DSL next spring. The presently available rates are \$30 per month for a one year contract and \$50 per month for six months with no contract. Break even would require 10 subscribers at \$30 per month. It was thought that if DSL signup were done earlier, at the same time as the swim team sign up, it would be possible to have 30 subscribers. The issue will be revisited next spring using the rates available at that time.

Monique will try to get the parking lot re-paving bids which will treat the job as a "fill in" with a flexible time frame. The thought is that this scheduling may result in a lower cost.

The pool is open weekends through September and has a number of scheduled parties.

The auditorium at the Country School has been reserved for the Fall General Meeting on October 25, 2005. A discussion of procedure for the Fall General Meeting ensued and it was decided that:

1. The meeting will start at 7:30 p.m., and the election will be conducted first to allow the counting of proxies to be started. Shadow Brook Swim Club reports will be made while the counting is proceeding.
2. The October Splasher will provide information about the candidates. It will be delivered about two weeks before the meeting.
3. The Secretary will mail out proxies to the addresses of record of the owners. This mailing is anticipated to precede the delivery of the Splasher. The Secretary will arrange for counting of the proxies.

It was indicated that Steve, Bruce, and Warren will not be candidates.

Monique Bosomworth, Jody Tempel and Rodney Whitefield indicated that they are candidates for re-election to the Board of directors of the Shadow Brook Swim Club.

**Social:** The last adult social is Saturday, September 10, and will be a wine tasting. September 17 is the last social event of the season.

**Communications:** Splasher articles are desired Friday, September 9. The Splasher will then be composed and will be delivered the weekend of September 19.

**Secretary:**

Whitefield reported that he had started a review of the Swim Club documents stored in the storage room at the pool. The locked green file had been opened by removing the lock bar. The file was found to be empty except for records stored in the top file drawer. The missing Shadow Brook Swim Club corporate seals were found in a storage box and are now in a file drawer.

The ACC had found that Shadow Brook Swim Club has had no written policy about remodeling. The ACC desired a written policy. Copies of the latest revision as prepared by the secretary were distributed and a final wording determined. A motion was properly made and seconded that: The board proceed with the adoption of the proposed "Policy on Remodel" as corrected. The motion was passed unanimously by the board members present. The text adopted is below:

**Shadow Brook Swim Club: Policy on Remodel (Proposed)**

The following policy has been established and is meant to provide guidance for any Shadow Brook homeowner contemplating a remodel. Because Shadow Brook homes are now 35 years old, remodeling benefits the entire neighborhood, preserves and enhances value to the owner. This policy is intended to facilitate approval of such remodels by homeowners. Repairs and maintenance of existing improvements which maintain the existing appearance do not require ACC approval.

Section "O" of the CC&Rs, including the amendment filed April 10, 1989, is quoted below:

O. No Owner shall alter the appearance of the exterior of any improvement on his Lot or construct or install any improvement, or addition to improvement, on such Lot so altering the appearance of existing improvements (including alteration of the exterior color scheme so that it differs substantially from the approved exterior color scheme of any other improvement located on the Subdivided Property) without the prior written approval of the plans and specifications therefor by the Architectural Control Committee (as defined in Paragraph 5). The Committee shall grant its approval only in the event that the proposed work will benefit and enhance the entire Subdivided Property in a manner generally consistent with the plan of development thereof. The Committee's approval or disapproval shall be in writing. In the event that the Committee fails to approve or disapprove within thirty (30) days after the appropriate plans and specifications have been submitted to it, approval will be deemed given and compliance with the terms of this paragraph conclusively presumed.

Items which the ACC considers helpful to their review of the "appropriate plans and specifications" are:

- a. Exterior elevation drawings
- b. Lot layout plan
- c. Square footage of the proposed remodel
- d. Specifications for all exterior materials (paint, roofing material, siding, etc) along with the name of the manufacturers.

These documents will be retained in the Shadowbrook ACC records for future reference.

The ACC will respond to the owner within 30 days. If approved, the approval will be valid for 12 months from the date of approval. All exterior work shall be completed within 9 months of start of construction. The completed remodel shall agree with the conditions as defined in the original design documents above. Any exterior plan changes during construction or reasonable time extensions require prior approval by the ACC.

The procedure which will be followed is to inform the homeowners of the proposed policy, and the text thereof, in the September Splasher. Instructions will be included providing for the receipt of comments about the proposed policy for the required 30 day comment period.

**New Business:**

Warren submitted a letter received detailing a neighborhood complaint of excessive noise and other annoyances. After discussion it was decided that Warren will contact the Swim Club attorney to write a letter to the owner of the offending property requesting correction of the violations.

**Next Board Meeting:** The next board meeting will be October 13 , 7:00 p.m., at the Tempel residence, 6755 Bret Harte Drive.

**Meeting adjourned:** 8:05 p.m.

Submitted by:

Rodney Whitefield: Secretary

As approved October 13, 2005